

File #: 29046

Owner's Name: Winterling Campground

Agent: David DeHaas

Type of Application: Amendment to a Major Cond. Use

Key: Big Pine Key

RE #: 00110730-000000

## **Additional Information added to File 29046**

**End of Additional Information For File 29046**

# **WINTERLING**

## **CAMPGROUND**

AMENDMENT TO A MAJOR  
CONDITONAL USE



**deHaas**

*Consulting & Design*

**David deHaas Grosseck**  
305.852.9851 fax: 305.852.4138

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APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Major Conditional Use Permit / Amendment to a Major Conditional Use Permit**

Monroe County Code §§ 9.5-69 & 9.5-73

**An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review**

Major Conditional Use Permit Application Fee: \$10,014.00

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Technology Fee: \$20.00

Date of Submittal: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Month Day Year

Property Owner:

Name Winter Ling  
9626 Geret Rd.  
Perry Hall Md. 21128  
Mailing Address (Street, City, State, Zip Code)

Daytime Phone

410-251-7919

Email Address

Agent (if applicable):

Name David deHaas  
88975 0/5 Hwy.  
Tavernier FL 33470  
Mailing Address (Street, City, State, Zip Code)

852-9851

Daytime Phone

dethaas@bellsouth.net  
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

Sec. 25, Twn. 66, Range 29, Big Pine Key Pt Lot 4  
Block Lot Subdivision Key

00110730-000000

Real Estate (RE) Number

1131156

Alternate Key Number

31875 0/5 Hwy

Street Address (Street, City, State, Zip Code)

31.8

Approximate Mile Marker



APPLICATION

Land Use District Designation(s): SR Suburban Res.

Present Land Use of the Property: Camping, RU, Residence

Proposed Land Use of the Property: Camping, RU, Residence

Total Land Area: 151,746 Sq. ft. = 3.48 a.

If non-residential or commercial floor area is proposed, please provide:

\_\_\_\_\_ Total number of non-residential buildings

\_\_\_\_\_ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

\_\_\_\_\_ Total number of permanent, market-rate units

\_\_\_\_\_ Total number of permanent, affordable / employee housing units

15 Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes \_\_\_ No **X**

All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- ☐ Complete major conditional use permit application (unaltered and unbound);
- ☐ Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- ☐ Proof of ownership (i.e. Warranty Deed);
- ☐ Current Property Record Card(s) from the Monroe County Property Appraiser;
- ☐ Location map;
- ☐ Photograph(s) of site from adjacent roadway(s);
- ☐ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- ☐ Written description of project;
- ☐ Environmental Designation Survey (prepared in accordance with Monroe County Code §9.5-69(a)(2);
- ☐ Community Impact Statement (prepared in accordance with Monroe County Code §9.5-69(a)(2);
- ☐ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:



## APPLICATION

- ☐ Date, north point and graphic scale;
- ☐ Boundary lines of site, including all property lines and mean high-water lines;
- ☐ Land use district of site and any adjacent land use districts;
- ☐ Flood zones pursuant to the Flood Insurance Rate Map(s);
- ☐ Locations and dimensions of all existing and proposed structures and drives;
- ☐ Type of ground cover (i.e. concrete, asphalt, grass, rock);
- ☐ Adjacent roadways;
- ☐ Setbacks as required by the land development regulations;
- ☐ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- ☐ Calculations for open space ratios, floor area ratios, residential density and parking;
- ☐ Location and type of outdoor lighting;
- ☐ Extent and area of wetlands, open space areas and landscape areas;
- ☐ Location of solid waste storage;
- ☐ Location of sewage treatment facilities;
- ☐ Location of existing and proposed fire hydrants or fire wells;
- ☐ **Floor Plans for all proposed structures and for any existing structures to be redeveloped – sixteen (16) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);
- ☐ **Elevations for all proposed structures and for any existing structures to be modified – sixteen (16) sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);
- ☐ **Landscape Plan by a Florida registered landscape architect – sixteen (16) sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:
  - ☐ Date, north point and graphic scale;
  - ☐ Boundary lines of site, including all property lines and mean high-water lines;
  - ☐ Locations and dimensions of all existing and proposed structures and drives;
  - ☐ Open space preservation areas;
  - ☐ Existing natural features;
  - ☐ Size and type of buffer yards including the species, size and number of plants;
  - ☐ Parking lot landscaping including the species, size and number of plants;
  - ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
  - ☐ Transplantation plan (if required);
- ☐ **Conceptual Drainage Plan – sixteen (16) sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;
- ☐ **Traffic Study, prepared by a licensed traffic engineer;**
- ☐ **Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);
- ☐ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

## APPLICATION

☐ **Letters of Coordination are required from the following:**

- ☐ Florida Keys Aqueduct Authority (FKAA);
- ☐ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
- ☐ Monroe County Office of the Fire Marshal;
- ☐ Monroe County Engineering Division;
- ☐ Monroe County Health Department;
- ☐ Monroe County Solid Waste Management;
- ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day;

**If applicable, the following must be submitted in order to have a complete application submittal:**

- ☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☐ **Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- ☐ **Construction Phasing Plan**
- ☐ **Additional Letters of Coordination** may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- ☐ Key Largo Wastewater Treatment District (KLWTD)
- ☐ South Florida Water Management District (SFWMD)
- ☐ Florida Department of Transportation (FDOT)
- ☐ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☐ U.S. Fish and Wildlife Service (USFW)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

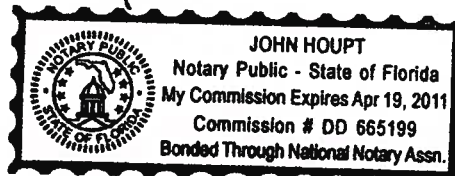
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Sworn before me this 6 day of

APRIL 2009



\_\_\_\_\_  
Notary Public

My Commission Expires

19 APRIL 2011

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

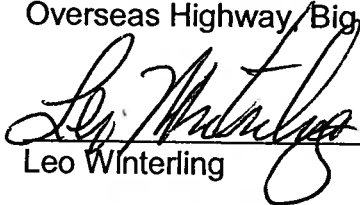
Planning Department  
Monroe County  
Florida

Letter of Authorization

To Whom It May Concern:

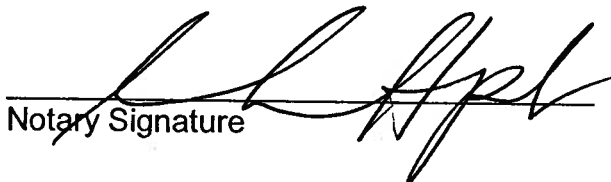
This shall act as a letter of authorization for David deHaas to act as our agent for the purpose of submitting and the processing an Amendment to a Conditional Use application.

The project is the Winterling Campground redevelopment, located at 31875 Overseas Highway, Big Pine Key, Florida, at mile marker 31.8.

  
Leo Winterling

3 23, 09  
date

Sworn before me this day 23 of MARCH, 2009

  
Notary Signature

19 April 2011  
My Commission Expires



**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

## Property Record View

Alternate Key: 1131156 Parcel ID: 00110730-000000

### Ownership Details

**Mailing Address:**

WINTERLING LEO F & WINTERLING JAMES A & WINTERLING

G C & WINTERLING P J & WINTERLING M J T/C

9626 GERST RD

PERRY HALL, MD 21128

### Property Details

PC Code: 01 - SINGLE FAMILY

Milage Group: 100H

Affordable

Housing: No

Section-

Township- 25-66-29

Range:

Property Location: 31875 OVERSEAS HWY BIG PINE KEY

Legal Description: 25 66 29 BIG PINE KEY PT LOT 4 & BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 G62-128-129 G73-462-463 OR434-182/183 PROBATE #79-218-CP-12 OR824-1512/1513 OR827-67/68 OR1836-1076/78 OR1836-1080/82 OR1836-1084/86 OR1836-1088/89 OR1836-1091/92 OR1836-1094/95 OR1836-1097/98 OR1836-1100/01 OR1836-1103/04 OR1836-1106/07 OR1836-1079/AFF OR1836-1083/AFF OR1836-1087/AFF OR1836-1090/AFF OR1836-1093/AFF OR1836-1096/AFF OR1836-1099/AFF OR1836-1102/AFF OR1836-1105/AFF OR1836-1108/AFF

### Parcel Map



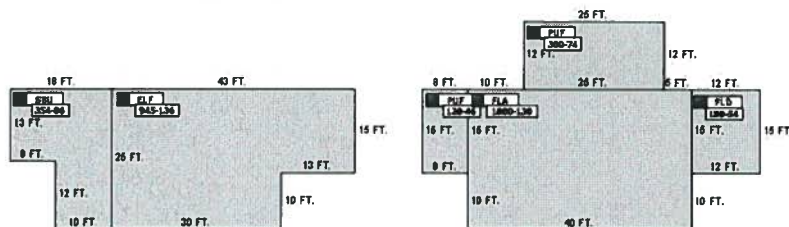
### Land Details

Land Use Code	Frontage	Depth	Land Area
00HH - HARDWOOD HAMMOCK			0.44 AC
010W - RES WATERFRONT	0	0	3.38 AC
9500 - SUBMERGED	0	0	1.51 AC

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0  
Total Living Area: 1180  
Year Built: 1952

Building Type R1	Condition A	Quality Grade 400
Effective Age 31	Perimeter 184	Depreciation % 37
Year Built 1952	Special Arch 0	Gmd Floor Area 1,180
Functional Obs 0	Economic Obs 0	
Inclusions:	R1 includes 1 3-fixture bath and 1 kitchen.	
Roof Type IRR/CUSTOM	Roof Cover ASPHALT SHINGL	Foundation WOOD PIERS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 2
Heat Src 1 ELECTRIC	Heat Src 2 NONE	
Extra Features:		
2 Fix Bath 0		Vacuum 0
3 Fix Bath 1		Garbage Disposal 0
4 Fix Bath 0		Compactor 0
5 Fix Bath 0		Security 0
6 Fix Bath 0		intercom 0
7 Fix Bath 0		Fireplaces 0
Extra Fix 2		Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	ELF		1	1952	N	Y	0.00	0.00	945
2	SBU	1:WD FRAME	1	1952	N	N	0.00	0.00	354
3	PUF	1:WD FRAME	1	1952	N	Y	0.00	0.00	120
4	FLA	1:WD FRAME	1	1952	N	Y	0.00	0.00	1,000
5	PUF	1:WD FRAME	1	1952	N	Y	0.00	0.00	300
6	FLD	1:WD FRAME	1	1952	N	Y			180

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	2,500 SF	500	5	1975	1976	2	30
2	DK4:WOOD DOCKS	972 SF	162	6	1984	1985	3	40
3	DK4:WOOD DOCKS	450 SF	45	10	1977	1978	3	40
4	WD2:WOOD DECK	384 SF	32	12	1984	1985	1	40
5	UB2:UTILITY BLDG	80 SF	10	8	1998	1999	2	50
7	PO3:RES POOL GNIT	416 SF	32	13	2006	2007	4	40
8	PT3:PATIO	380 SF	95	4	2006	2007	1	50

### Appraiser Notes

BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 (RE00110740-000000 AK 1131164) HAS NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2008 TAX ROLL (04/25/08 JDC)

.70 ADJ PLACED ON 2002 SALE...CHANGE TO .80 FOR 2004 TR.9 FOR 2005 TR AND 1.0 FOR 2006 TR....BC

2007/03/06 CHANGED QG FROM 450 TO 400 & EAC FROM 1988 TO 1977 FOR THE 2007 TR (JDC)

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	79-5278	05/01/1979	12/01/1979	400		FENCE
	81-7730	01/01/1981	12/01/1981	6,240		PORCH ADDITION
	81-7789	02/01/1981	12/01/1981	700		AC
	85-3390	05/01/1985	11/01/1985	7,000		DOCK
5	99-0277	03/22/1999	12/30/1999	7,500		DOCKS
	03-2029	01/12/2004	12/30/2006	47,250		POOL&SPA
	04100925	03/18/2004	12/30/2006	2,400		DOCK

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	84,198	48,145	1,091,431	1,223,774	1,223,774	0	1,223,774
2007	107,280	41,659	1,982,003	2,130,942	2,130,942	0	2,130,942
2006	135,436	31,718	1,982,003	2,149,157	2,149,157	0	2,149,157
2005	112,863	32,709	1,982,003	2,127,575	2,127,575	0	2,127,575
2004	101,187	34,183	495,518	630,888	630,888	0	630,888
2003	101,187	35,175	495,518	631,880	631,880	0	631,880
2002	55,394	36,649	317,023	409,066	409,066	0	409,066
2001	55,394	37,937	317,046	410,377	410,377	0	410,377
2000	55,394	21,849	317,046	394,289	394,289	0	394,289
1999	55,911	21,816	317,046	394,773	394,773	0	394,773
1998	50,828	20,673	317,046	388,547	388,547	0	388,547
1997	50,828	21,349	317,046	389,223	389,223	0	389,223
1996	50,828	22,190	317,046	390,064	390,064	0	390,064
1995	57,903	22,865	317,046	397,814	397,814	0	397,814
1994	57,903	23,705	317,046	398,654	398,654	0	398,654
1993	57,903	24,479	174,396	256,778	256,778	0	256,778
1992	57,903	25,450	174,396	257,749	257,749	0	257,749
1991	57,903	26,222	174,396	258,521	258,521	0	258,521
1990	57,903	27,160	174,396	259,459	259,459	0	259,459
1989	57,903	27,967	174,396	260,266	260,266	0	260,266
1988	49,414	24,811	174,396	248,621	248,621	0	248,621
1987	48,988	25,461	174,488	248,937	248,937	0	248,937
1986	49,134	26,284	112,600	188,018	188,018	0	188,018
1985	56,398	1,575	112,600	170,573	170,573	0	170,573
1984	47,260	2,223	112,600	162,083	162,083	0	162,083
1983	47,474	2,223	112,600	162,297	162,297	0	162,297
1982	24,371	2,223	72,885	99,479	99,479	0	99,479

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/12/2002	1836 / 1076	613,000	WD	M

2/1/1981

827 / 67

173,000

WD

U

This page has been visited 227,262 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176



## MONROE COUNTY PROPERTY APPRAISER

## PROPERTY INFORMATION FOR:

Alternate Key: 1131156  
RE Number: 00110730-000000

## Property Details

OWNER OF RECORD

WINTERLING LEO F & WINTERLING JAMES A &  
WINTERLING  
G C & WINTERLING P J & WINTERLING M J T/C  
9626 GERST RD  
PERRY HALL MD 21128

PHYSICAL LOCATION

31875 OVERSEAS HWY BIG PINE KEY

LEGAL DESCRIPTION

25 66 29 BIG PINE KEY PT LOT 4 & BAY BOTTOM  
EAST OF AND ADJ TO PT LOT 4 G62-128-129 G73-462-  
463 OR434-182/183 PROBATE #79-218-CP-12 OR824-  
1512/1513 OR827-67/68 OR1836-1076/78 OR183

SECTION, TOWNSHIP, RANGE

25 - 66 - 29

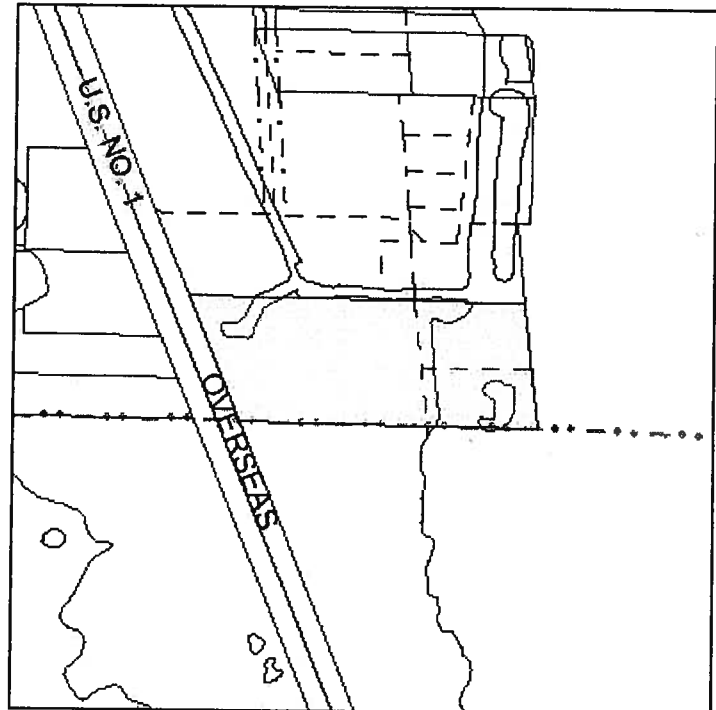
AFFORDABLE HOUSING No

MILLAGE GROUP

100H

PC CODE

SINGLE FAMILY

PROPERTY MAP

## Land Details

<u>LAND USE CODE</u>	<u>FRONTAGE</u>	<u>DEPTH</u>	<u>LAND AREA</u>
HARDWOOD HAMMOCK			0.44 AC
RES WATERFRONT	0	0	3.38 AC
SUBMERGED	0	0	1.51 AC

## Summary of Buildings

<u>NUMBER OF BUILDINGS</u>	<u>TOTAL LIVING AREA</u>
1	1180
<u>NUMBER OF COMMERCIAL BUILDINGS</u>	<u>YEAR BUILT</u>
0	1952

## Building Characteristics Building No 1

BUILDING TYPE	R1	CONDITION	A	QUALITY GRADE	400	EFFECTIVE AGE	30
PERIMETER	184	DEPRECIATION %	36	YEAR BUILT	1952	SPECIAL ARCH	0
GRND FLOOR AREA	1180	FUNCTIONAL OBS	0	ECONOMIC OBS	0		
INCLUSIONS:	R1 includes 1 3-fixture bath and 1 kitchen.						
ROOF TYPE	IRR/CUSTOM	ROOF COVER	ASPHALT SHINGL	HEAT 1	FCD/AIR DUCTED	HEAT 2	NONE
FOUNDATION	WOOD PIERS	BEDROOMS	2	HEAT SRC 1	ELECTRIC	HEAT SRC 2	NONE



**EXTRA FEATURES:**

2 FIX BATH 0 4 FIX BATH 0 6 FIX BATH 0 EXTRA FIX 2 VACUUM 0 SECURITY 0 GARBAGE DISPOSAL 0  
 3 FIX BATH 1 5 FIX BATH 0 7 FIX BATH 0 DISHWASHER 0 INTERCOM 0 FIREPLACES 0 COMPACTOR 0

**Sections**

TYPE	NBR	EXTERIOR WALL TYPE	# STORIES	YEAR BUILT	ATTIC	A/C	BASEMENT %	FINISHED BASEMENT %	AREA
ELF	1		1	1952	N	Y	0	0	945
SBU	2	1:WD FRAME	1	1952	N	N	0	0	354
PUF	3	1:WD FRAME	1	1952	N	Y	0	0	120
FLA	4	1:WD FRAME	1	1952	N	Y	0	0	1000
PUF	5	1:WD FRAME	1	1952	N	Y	0	0	300
FLD	6	1:WD FRAME	1	1952	N	Y			180

**Miscellaneous Improvements**

NBR	IMPR TYPE	# UNITS	TYPE	LENGTH	WIDTH	YEAR BUILT	ROLL YEAR	GRADE	LIFE
1	FN2:FENCES	2500	SF	500	5	1975	1976	2	30
2	DK4:WOOD DOCKS	972	SF	162	6	1984	1985	3	40
3	DK4:WOOD DOCKS	450	SF	45	10	1977	1978	3	40
4	WD2:WOOD DECK	384	SF	32	12	1984	1985	1	40
5	UB2:UTILITY BLDG	80	SF	10	8	1998	1999	2	50
7	PO3:RES POOL GNIT	416	SF	32	13	2006	2007	4	40
8	PT3:PATIO	380	SF	95	4	2006	2007	1	50

**Parcel Value History**

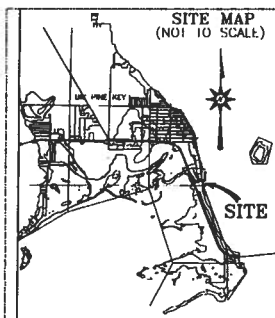
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2007	107,280	41,659	1,982,003	2,130,942	0	2,130,942
2006	135,436	31,718	1,982,003	2,149,157	0	2,149,157
2005	112,863	32,709	1,982,003	2,127,575	0	2,127,575
2004	101,187	34,183	495,518	630,888	0	630,888
2003	101,187	35,175	495,518	631,880	0	631,880
2002	55,394	36,649	317,023	409,066	0	409,066
2001	55,394	37,937	317,046	410,377	0	410,377
2000	55,394	21,849	317,046	394,289	0	394,289
1999	55,911	21,816	317,046	394,773	0	394,773
1998	50,828	20,673	317,046	388,547	0	388,547
1997	50,828	21,349	317,046	389,223	0	389,223
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1993	57,903	24,479	174,396	256,778	0	256,778
1992	57,903	25,450	174,396	257,749	0	257,749
1991	57,903	26,222	174,396	258,521	0	258,521
1990	57,903	27,160	174,396	259,459	0	259,459
1989	57,903	27,967	174,396	260,266	0	260,266
1988	49,414	24,811	174,396	248,621	0	248,621
1987	48,988	25,461	174,488	248,937	0	248,937
1986	49,134	26,284	112,600	188,018	0	188,018
1985	56,398	1,575	112,600	170,573	0	170,573
1984	47,260	2,223	112,600	162,083	0	162,083
1983	47,474	2,223	112,600	162,297	0	162,297
1982	24,371	2,223	72,885	99,479	0	99,479

**Parcel Sales History**

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES

<del>NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.</del>			
<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
11/2002	1836/1076	613,000	<u>WD</u>
02/1981	827/67	173,000	<u>WD</u>

**SKETCH OF BOUNDARY SURVEY**  
SECTION 25-66-29, BIG PINE KEY



"P.O.C."  
CENTER OF  
SECTION 25-66-29

NORTH-SOUTH  
QUARTER LINE OF  
SECTION 25-66-29



BEACH DRIVE (50')  
11/11/02

REMARKS:  
THE LEGAL DESCRIPTION WAS PREPARED AT THE REQUEST OF AND AS REQUESTED BY ALBERT C. FLETCHER, OWNER.  
THIS SURVEY HAS BEEN DONE ON THE BASIS OF "TRUSTED LAND INFORMATION", AS REFLECTED IN PLAN PAGE 3, P. 31, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

- NOTES:
- 1) NO LEGAL DESCRIPTION FURNISHED FOR WATERS, WETLANDS, AND OTHER AREAS, AND FOR THOSE AREAS AS SHOWN ON THE PLAN.
  - 2) CONSIDERATION OF CONVEYANCE OF RIGHTS AND INTERESTS IN LANDS AND OTHER AREAS, AND FOR THOSE AREAS AS SHOWN ON THE PLAN.
  - 3) SURVEYED AS SINGLE SURVEY IN CLOSURE RECORD.
  - 4) PARTIAL TO CORNER 11/11/02 OF THE TRUSTED LANDS AND OTHER AREAS, AND FOR THOSE AREAS AS SHOWN ON THE PLAN.
- ONE STORY WOOD FRAME STILT RESIDENCE  
Dwelling Floor H. 11.06'  
ADDRESS # 31875 OVERSEAS HIGHWAY  
WOOD FRAME ENCLOSED GROUND SLAB  
FLOOR LL 3.31'  
COVERED SCREEN BALCONY

**LEGAL DESCRIPTION AS PREPARED AT CLIENT'S REQUEST:**

A PARCELL OF LAND AND WATER IN A PART OF CONVEYANCE LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 29 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; BEAR SOUTH ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, 1275.48 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTH-EASTLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS EXISTING JULY 1, 1951; THENCE SOUTH 22 DEGREES 55 MINUTES 33 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 1154.88 FEET, TO A POINT AT THE SOUTHWEST RLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1801, PAGE 1529; SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING OF THE LAND AND WATER HEREINAFTER DESCRIBED; THENCE BEAR SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 222.45 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SOUTHEASTLY MEAN HIGH WATER LINE OF AN EXISTING BOAT BASIN ENTRANCE CANAL AS SHOWN ON PAGE 2 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS; THENCE BEAR NORTH 2 DEGREES 44 MINUTES 51 SECONDS EAST, ALONG SAID MEAN HIGH WATER LINE, 271.11 FEET, OR 60 DEGREES 36 MINUTES 51 SECONDS EAST, ALONG SAID MEAN HIGH WATER LINE, 271.11 FEET, OR 1755 TO THE MEAN HIGH WATER LINE ON THE SOUTHWEST RLY CORNER OF SAID LANDS, IN THE EASTLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION 25; THENCE BEAR NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG SAID EASTLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION, 270 FEET, TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE BEAR SOUTH 89 DEGREES 37 MINUTES 50 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1801, PAGE 1529, 270.00 FEET, TO THE EASTLY LINE OF ENVIRONMENT LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE BEAR SOUTH 89 DEGREES 37 MINUTES 50 SECONDS EAST, ALONG SAID EASTLY LINE, 304.84 FEET, MORE OR 1755, TO THE SOUTHWEST RLY CORNER OF SAID LANDS, IN THE EASTLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION 25; THENCE BEAR NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG SAID EASTLY PROJECTION OF THE SOUTHERLY LINE OF SAID SECTION, 270 FEET, TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF SAID PUBLIC RECORDS; THENCE CONTINUE BEARING NORTH 89 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 452.48 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SAID NORTH-EASTLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 22 DEGREES 55 MINUTES 33 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 328.91 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 232,498.78 SQUARE FEET, MORE OR 1755, I.E., 5.337+/- ACRES.

TOGETHER WITH:  
THE RIGHTS OF RIGHTS AND EGRESS OVER AND THROUGH THE CANALS CONTIGUOUS TO THE NORTH-RN BOUNDARY OF SAID AFORESAID LANDS.

TOGETHER WITH:  
THE REPAIR RIGHTS TO DOCKS AND DOCKING OF BOATS ALONG SAID EXISTING BOAT BASIN ENTRANCE CANAL, LYING NORTHERLY OF THE EXISTING NORTH-EASTLY CANAL, AS SHOWN ON PAGE 3 OF 4, IN OFFICIAL RECORDS BOOK 1801, PAGE 1531 OF SAID PUBLIC RECORDS.

ACCORDING TO THE ATTACHED SKETCH OF BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DATED 11/08/02, BY JOHN PAUL GRIMS, II, REGISTERED FLORIDA SURVEYOR AND MAPPER NO. 40736, AND BY THIS REFERENCE MADE A PART HEREOF.

LEGEND	ABBREVIATIONS
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PART OF  
Virgil S. Lowe Subdivision  
P.B. 3-31

(METES AND BOUNDS)  
O.R. 1801-1529  
NOT INCLUDED

SOUTHERLY LINE OF  
O.R. 1801-1529  
SOUTHERLY LINE OF  
O.R. 801-440  
(FROM 11/11/02)

SOUTHERLY LINE OF  
O.R. 1801-1529  
SOUTHERLY LINE OF  
O.R. 801-440  
(FROM 11/11/02)

PART OF GOVERNMENT LOT 4  
PART OF O.R. 827-87 & 68

METES AND BOUNDS  
OVERALL AREA  
232,498.78+ SQUARE FOOT  
5.337+ ACRES

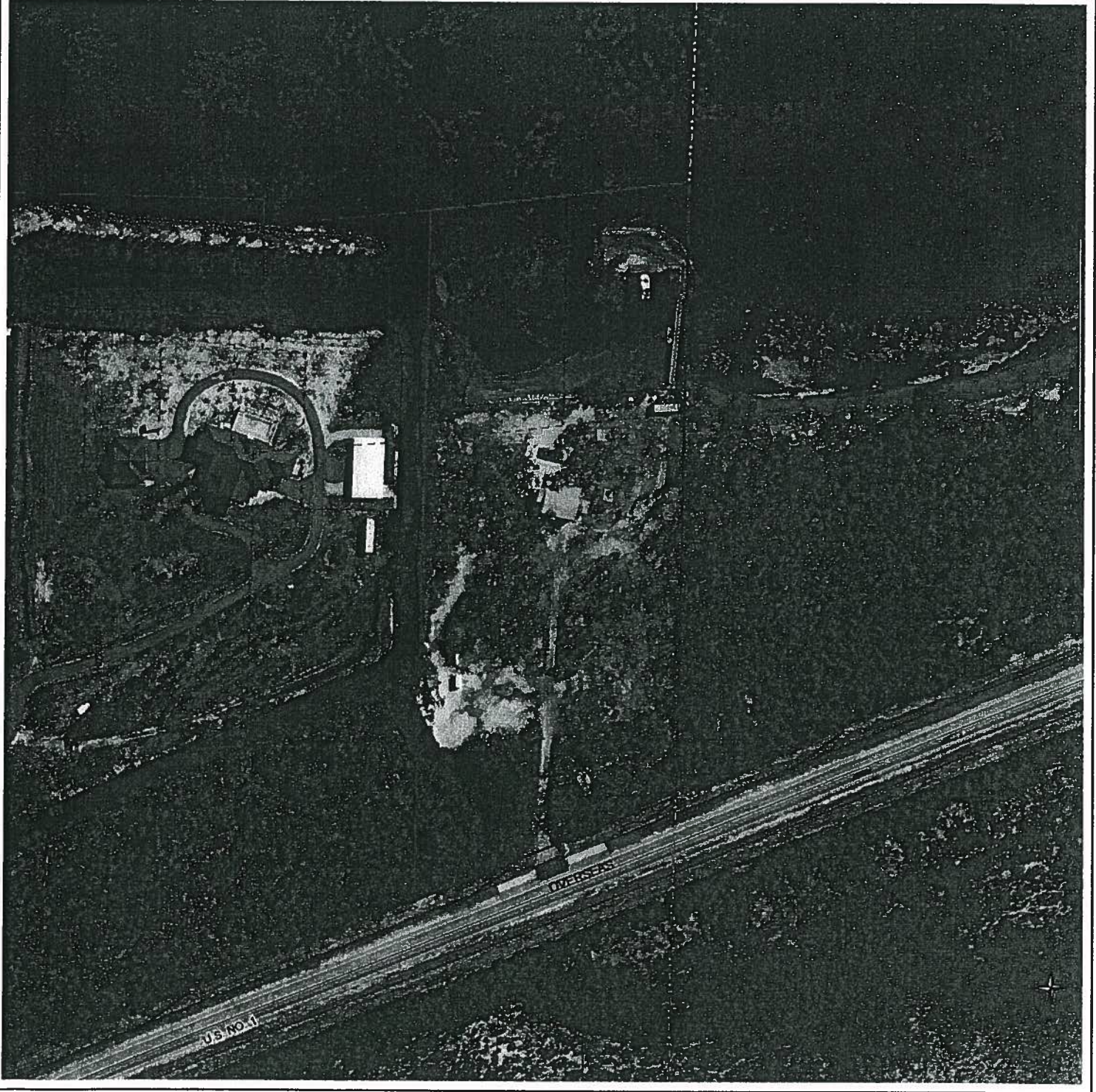
SOUTHERLY LINE OF  
SECTION 25-66-29  
ACCORDING TO P.B. 3-31

NORTHERLY LINE OF  
SECTION 36-66-29  
ACCORDING TO FOUND MONUMENTATION  
(METES AND BOUNDS)  
NOT INCLUDED

RECEIVED  
APR 15 2008  
BY: 29046

GULF OF MEXICO  
(A.K.A. BOG CHANNE)





- Legend
- Highlighted Feature
  - Real Estate Number
  - Parcel Lot Text
  - Dimension Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines
  - 2006 Aerials

PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes only* and should not be relied on for any other purpose.

Date Created: July 7, 2008 4:36 PM

County of Monroe  
Growth Management Division

Planning Department  
2798 Overseas Highway  
Suite #410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners  
Mayor Charles McCoy, Dist. 3  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Mario Di Gennaro, Dist. 4  
Glenn Patton, Dist. 5

*We strive to be caring, professional and fair*

October 27, 2006

Franklin D. Greenman  
Gulfside Village, Suite 40  
5800 Overseas Highway  
Marathon, FL 33050

**SUBJECT: LETTER OF UNDERSTANDING FOR THE REDEVELOPMENT OF THE  
WINTERLING PROPERTY ON BIG PINE KEY, HAVING REAL  
ESTATE NUMBERS 00110730.000000 & 00110740.000000**

Mr. Greenman,

Pursuant to Section 9.5-43 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On June 20, 2006, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning Department in Marathon.

Attendees of the meeting included Franklin Greenman, Leo Winterling, and James Winterling (hereafter referred to as "the Applicant") & Heather Beckmann, Principal Planner, Joseph Haberman, Planner & Brad Parrish, Planning Intern (hereafter referred to as "Staff").

**Materials reviewed at the meetings included:**

- (a) Pre-Application Conference Request Form; and
- (b) Property Record Card; and
- (c) Land Survey, by John Paul Grimes, dated 11-08-2002; and
- (d) Warranty Deed; and
- (e) Monroe County Building Permit history; and
- (f) Land Use District and Future Land Use Maps; and
- (g) Tier Overlay District Map; and
- (h) Aerial photography; and



(i) Outward Bound School Information

**Items discussed at the meeting included the following:**

1. The applicant is proposing to restore the subject property to its historic use as a campground, which the applicant claims to consist of an existing single-family residence, campground spaces and recreational vehicle (RV) spaces. According to the Monroe County Property Appraiser's records, the subject property consists of two (2) contiguous parcels, identified as Real Estate Numbers 00110730.000000 (western parcel) and 00110740.000000 (eastern parcel). Both properties are currently owned by the Winterling's.

According to the Property Record Cards, the western parcel has an area of 151,589 square feet (3.48 acres) and is attributed one (1) single-family residential building. The eastern parcel has an area of 82,328 square feet (1.89 acres) and is described as vacant and submerged lands. In total, the subject property consists of 233,917 square feet (5.37 acres).

2. Real Estate Number 00110730.000000 has a legal description of 25 66 29 BIG PINE KEY PT LOT 4 G62-128-129. Real Estate Number 00110740.000000 has a legal description of BIG PINE KEY BAY BOTTOM EAST OF AND ADJ TO PT LOT 4 G73-462-463.
3. During the pre-application conference, it was stated that the subject property has a land use district designation of Destination Resort (DR) and a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC).

Following the pre-application conference, staff found that the land use district and FLUM designations for the subject parcels were amended when the Board of County Commissioners adopted the *Master Plan for Future Development of Big Pine Key and No Name Key*, a product of the Livable CommuniKeys planning process.

Pursuant to Ordinance Numbers 029-2004 and 030-2004, the FLUM designation for the subject parcels was changed from **Mixed Use / Commercial (MC)** to **Residential Low (RL)** and the land use district of the subject parcels was changed from **Destination Resort (DR)** to **Sub Urban Residential (SR)**.

The map amendments were carried out in order to fulfill the Master Plan's Action Item 2.1.3. The change is intended to reduce the intensity of the area and bring it into conformity with the surrounding community. Additionally, it is intended to protect sensitive habitat.

4. Prior to 1986, the subject property had two zoning designation BU-1, Light Business District and RU-1, Single Family Residential District.
5. The subject property has a Tier designation of Tier I, or Natural Area.
6. Pursuant to MCC Sec. 9.5-207, the purpose of the Sub Urban Residential (SR) District is to establish areas of low to medium density residential uses characterized principally by single-

family detached dwellings. This district is predominated by development; however, natural and developed open space creates an environment defined by plants, open space and over-water views.

Pursuant to MCC Sec. 9.5-236, within the Sub Urban Residential (SR) District, a single-family detached dwelling may be permitted as-of-right. In addition, campgrounds may be permitted with major conditional use approval, provided that: a) the parcel proposed for development has an area of at least five acres; b) the operator of the campground is the holder of a valid Monroe County occupational license; c) if the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and d) the parcel proposed for development is separated from all adjacent parcels of land by at least a class C buffer-yard.

Concerning the proposed redevelopment of the subject property, detached dwellings are permitted as-of-right and thereby the existing detached dwelling unit is considered a conforming use. In addition, according to the Property Appraiser's records, the two (2) subject parcels consist of 5.37 total acres. Therefore, a campground use and thereby campground spaces, which meets all other conditions of approval may be permitted as a major conditional use.

7. Pursuant to Policy 101.4.2 of the 2010 Comprehensive Plan, the principal purpose of the Residential Low (RL) FLUM category is to provide for low density residential development in partially developed areas with substantial native vegetation. Low intensity public and low intensity institutional uses are also allowed.

Concerning the proposed redevelopment of the subject property, single-family detached dwellings and campground uses are consistent with the FLUM designation of Residential Low (RL).

8. During the pre-application conference, the issue of pursuing a map amendment to change the land use district designation to Recreational Vehicle (RV) was discussed with the applicant in order to add RV spaces and to allow expansion of the transient use in the future.

After reviewing the *Master Plan for Future Development of Big Pine Key and No Name Key*, staff has determined that any map amendment proposal would be in conflict with Strategy 2.1 and Action Item 2.1.3.

9. The applicant discussed the retention of the single-family residence, considered a permanent dwelling unit.

MCC Sec. 9.5-120.4 and Administrative Interpretation 03-108 provide criteria to determine whether or not a residential unit was lawfully-established:

(a) The residential use was allowed on the subject property at the time the single-family dwelling unit was constructed in 1952. Further, ever since zoning regulations were first implemented in the 1960s, the single-family residential use has been a conforming use. Currently, the subject property is located in a Sub Urban Residential (SR) District where a single-family dwelling unit may be permitted as-of-right.

(b) A site visit was conducted by a Monroe County Planner on June 20, 2006. One (1) single-family dwelling unit was observed on the property. There was evidence of electric and water service to the unit.

(c) No Building Permit for the construction of a single-family residence was located for review by staff. However, the building permit history supports the existence of one (1) lawfully-established permanent dwelling unit.

- In 1981, Building Permit A-7730 was issued for the construction of a screen porch addition and Building Permit A-7789 was issued for the installation of an air conditioning unit. A floor plan of a single-family residence that matches the current residence was included in the application for Building Permit A-7789.
- In 1996, Building Permit 961-1639 was issued to re-roof an existing single-family residence.
- In 2003, Building Permit 031-3875 was issued to run new 200 amp service to an existing residence and Building Permit 031-2029 was issued for the installation of a pool, deck and fence at an existing residence.

(d) Aerial photography from 1986 to present shows the existence of one (1) structure.

(e) The Monroe County Property Appraiser's records for RE 00110730.000000 show that the one (1) single-family, residential building has been on the tax roll from 1982 to present. The year built of the building is indicated as 1952.

(f) No utility records were submitted for our review.

Based on a review of these records, one (1) permanent dwelling unit is to be considered lawfully-established on the subject property.

Pursuant to MCC Sec. 9.5-4 (D-31), dwelling unit means one or more rooms physically arranged to create a housekeeping establishment for the occupancy by one family with separate toilet facilities.

10. The applicant discussed the retention of all campground and/or RV spaces, considered transient dwelling units, found to be lawfully-established. The applicant asserts that the property has had twelve (12) to sixteen (16) campsites and RV spaces in the past.

MCC Sec. 9.5-120.4 and Administrative Interpretation 03-108 provide criteria to determine whether or not a residential unit was lawfully-established:



(a) Although the date of when any campground or RV spaces were established could not be determined, if the campground spaces were established at the same time as the residence in the 1950s, they would have been allowed. However, after zoning was first implemented in the 1960s, campground uses were not specifically permitted in the RU-1 or BU-1 Districts; although, they were not expressly prohibited. Prior to the land use district amendment to Sub Urban Residential (SR), campground spaces were not permitted in the Destination Resort (DR) District.

Currently, the subject property is located in a Sub Urban Residential (SR) District. Campground spaces may be permitted with major conditional use approval in the SR district.

- (b) A site visit was conducted by a Monroe County Planner on June 20, 2006. One (1) single-family dwelling unit was observed on the property. In addition, twelve (12) damaged wooden camping platforms were observed. There were no concrete platforms that could accommodate RVs or evidence of past RV spaces.
- (c) No Building Permits for campground spaces was located for review by staff. However, the building permit history supports the existence of a campground use.
- In 2003, Building Permit 031-3875 was issued to run new 200 amp service to an existing residence and Building Permit 031-2029 was issued for the installation of a pool, deck and fence at an existing residence. Included in the applications for these permits was a signed and sealed land survey by John Paul Grimes (dated November 8, 2002), which described the property as having "scattered wood tent platforms." However, the land survey does not show the platforms' locations or indicate a total number of platforms. However, as of part of the application for Building Permit 031-2029, a Department of Health permit application was submitted that indicated that there were ten (10) campsites on the property.
- (d) Aerial photography from 1986 to present shows the existence of one (1) residential structure. The photography also suggests the presence of other activities, presumably camping, taking place on the subject property.
- (e) The Monroe County Property Appraiser's records for RE 00110730.000000 do not note the existence of any campground spaces.
- (f) No utility records were submitted for our review.
- (g) As part of an application for State of Florida Department of Health Construction Permit KC8-98 (dated January 15, 1998), the applicant, Albert Fletcher, indicated that there were ten (10) campsites and one (1) two-bedroom residence on the property. Further, the application includes notes that indicate that the location was being used as a camping

base for Outward Bound and could accommodate twenty (20) to thirty (30) persons. Permit KC8-98 was issued on February 26, 1998.

As part of a renewal application for a Construction Permit KC8-98 (dated May 8, 2003), it is specified that there were ten (10) campsites and one (1) single-family residence on the property. The letter was signed by Barbara Cary and the applicants are indicated as Paul, George, Leo, Mark & James Winterling.

Neither of these documents mentions any RV spaces.

Based on review of these records, ten (10) campground spaces or transient dwelling units are considered lawfully-established.

Pursuant to MCC Sec. 9.5-4 (C-2), campground space means a space, whether improved or unimproved, used for tent camping, including pop-ups, by a single housekeeping unit for tenancies of less than six (6) months. Pursuant to MCC Sec. 9.5-4 (T-4), transient residential unit means a dwelling unit used for transient housing such as a hotel or motel room, or space for parking a recreational vehicle or travel trailer.

11. Since the residential unit existed pre 1986, the site is deemed to have maximum net density for that use. However, since any record of the camping use of the subject property is post 1986, the site is not deemed to have maximum net density for that use. Therefore, the calculation for permanent dwelling units is based on maximum net density and the calculation for the campground use is based on allocated density.

Pursuant to MCC Sec. 9.5-262, in the Sub Urban Residential (SR) District, for permanent dwelling units, the allocated density is one half (0.5) dwelling units per acre and the maximum net density is five (5) dwelling units per buildable acre.

Pursuant to MCC Sec. 9.5-267, the allocated density for recreational rental is five (5) campground spaces per acre and the maximum net density is ten (10) campground spaces per buildable acre. In the Sub Urban Residential (SR) District, the required open space ratio (OSR) is 0.50, or fifty percent.

Pursuant to MCC Sec. 9.5-262, if developed only with permanent dwelling units, the maximum net density for the subject property is eight (8) dwelling units (1.74 buildable acres x 5 dwelling units per buildable acre = 8.7 maximum units subject to transferable development rights (TDR's or affordable housing). Assuming the existing single-family residence is to be retained and will remain the only permanent dwelling unit on the subject the property, the permanent residential use will consist of eleven (11) percent of the total permanent dwelling units allowed (1 dwelling unit / 8.7 dwelling units = 0.11). The remaining eighty-nine (89) percent of development potential may be used for the recreational rental component.

Pursuant to MCC Sec. 9.5-267, if developed only with camping spaces, the allocated density for the subject property is seventeen (17) campground spaces.

Therefore, in addition to the one (1) single-family dwelling unit, fifteen (15) campground spaces (.89 X 17) are allowed.

12. Action Item 3.1.4 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Monroe County to allow residential units of any types listed in the applicable FLUM categories and land use districts with the exception that new transient residential units shall be prohibited. Therefore, even after the moratorium on the creation of new transient units in unincorporated Monroe County is lifted, new transient residential units, such as hotel or motel rooms, or campground, recreational vehicle or travel trailer spaces, shall not be eligible for residential ROGO allocations on Big Pine Key.
13. Since no additional transient units (including campground spaces) shall be eligible for residential ROGO allocations on Big Pine Key, the only other means of increasing the subject property's total number of campground spaces from the lawfully-established ten (10) campground spaces to the maximum net density of fifteen (15) campground spaces is through the Transfer of ROGO Exemption (TRE) process as outlined in MCC Sec. 9.5-120.4(b). However, both the sender and receiver sites must meet the criteria specified. Further, within the planning area, Action Item 3.1.5 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Monroe County to not permit the transfer of ROGO Exemptions (TREs) from a higher (infill) tier category to a lower (conservation-open space) tier category. Transfers to and from the same tier category are permitted except in Tier I.
14. Pursuant to MCC Sec. 9.5-281, any development, including campground spaces, must be in accordance with the bulk regulations. No structure or land shall be developed, used or occupied in the setback.
15. Pursuant to MCC Sec. 9.5-352, the following off-street parking requirements apply to the subject property: single-family dwelling units require two (2) parking spaces per dwelling unit and although not identified as a specific use category in Sec. 9.5-352, campground spaces require one (1) parking space per housekeeping unit or campsite (a requirement consistent with other transient uses).
16. Any application for development approval will require as a part of the submitted materials a landscape plan. This landscape shall depict a class "A" land use district boundary bufferyard along the southern property line where the land use district changes from SR to NA. The owner of this property shall be responsible for half of the required bufferyard. This will result in a bufferyard with a width of five (5) feet and containing a total of four (4) canopy trees and twenty (20) shrubs.
17. The above detailed landscape plan shall also include parking lot landscaping design if the applicant proposes more than a total of six (6) parking spaces. The standard shall require a

total of 430 square feet of planting area with two (2) canopy trees and five (5) shrubs per twenty-four (24) spaces.

18. A stormwater management plan shall also be required as a part of any application for development approval. This plan shall detail pre and post development water flow and storage on site with supporting calculations.

19. This site does include an altered open water shoreline that is adjacent to a manmade channel. This will require a shoreline setback of twenty (20) feet from the mean high water line.

If this property is subject to conditional use approval, the Planning Commission is empowered under MCC Sec. 9.5-63 to modify or deny any application based on their review of the appropriateness of the proposed development within the context of surrounding properties and compliance with the Monroe County Code and Year 2010 Comprehensive Plan. In MCC Sec. 9.5-65, the Planning Commission and the Planning Director are required to consider all aspects of the development, impacts on the community and consistency with the goals, objectives and standards of the land development regulations and comprehensive plan before granting conditional use approval, approval with conditions or denial of a project. Therefore, the intensities, densities and other information detailed in this LOU are subject to the Planning Director and/or the Planning Commission conditional use review and approval.

Pursuant to Sec. 9.5-43 of the Monroe County Code, you are entitled to rely upon the representations set forth in this Letter of Understanding as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Year 2010 Comprehensive Plan are amended, the project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the June 20, 2006 meeting, and consequently reserves the right for additional comment. The information provided in this letter may be relied upon, with the previous disclaimers, for a period of three (3) years. The Planning Director, upon the request of the property owner, may review and reaffirm the representations set forth in this letter for an additional period of time.

Sincerely,

Sincerely,

**Cc:** Ty Symroski, Director of Growth Management  
Joe Paskalik, Building Official  
Ronda Norman, Senior Director of Code Enforcement  
Ralph Gouldy, Sr. Administrator, Environmental Resources  
Ervin Higgs, Monroe County Property Appraiser  
Heather Beckmann, Principal Planner  
Joseph Haberman, Planner  
Andrew Trivette, Senior Biologist

## Attachment: Building Permit History for RE 00110730.000000 &amp; RE 00110740.000000

## Permits found under RE 00110730.000000:

Permit Number	Date Issued	Description
3119	12-18-1961	Installation of a fence
16222	06-04-1968	Excavation
A 3147	01-11-1978	Installation of 150 amp service
A 7730	01-26-1981	Construction of 312 ft <sup>2</sup> porch addition
A 7789	02-04-1981	Installation of A/C (for single-family residence)
961-1639	11-14-1996	Re-roof existing single-family residence
991-0277	03-22-1999	Replacement of 1,276 ft <sup>2</sup> dock and pilings
991-2253	03-23-2000	Renewal of Permit 991-2253 to replace dock and pilings
031-3875	09-02-2003	Installation of new 400 amp service
031-2029	01-12-2004	Installation of 420 ft <sup>2</sup> pool, 430 ft <sup>2</sup> deck and 124 ft fence
041-0925	03-18-2004	ATF construction of walkway to connect two docks
051-3895	07-26-2005	Replacement of existing 3 ton condenser

## Permits found under RE 00110740.000000:

Permit Number	Date Issued	Description
None found		

## Code Enforcement Cases found:

Case Number	Date Issued	Description
CE4020280	02-25-2004	Closed - Land clearing and building without permits

## **WINTERLING CAMPGROUNDS ENVIRONMENTAL IMPACT SURVEY**

The subject property is located at mile marker 31.8 on Big Pine Key, having the street address of 31875 Overseas Highway.

Please refer to the Site Plan Drawings for specific information concerning acreage, boundary lines of the property and their distance. Topography is demonstrated by the elevation notation on the survey and on the Site Plans.

The relationship of the existing development and the proposed development is achieved by the comparison of the Survey to the proposed project. The site is at present developed and is environmentally described as "disturbed/scarified."

This property has a development history dating back to 1952. The site has no Climax tropical hardwood hammocks, no wetland areas, (wetlands do exist on adjoining property) no endangered species habitats and no major wildlife intensive uses located within the site. The adjoining property and a portion of the surrounding area are Key Deer preserves. The property is currently fenced and additional fencing and buffer will be installed to further protect the wildlife on the adjoining properties. The primary concern being toward the "north", as the property to the south is completely developed, and most vegetation which would provide food and shelter has been removed. The redevelopment of this site will decrease the impacts to the environment as well as wildlife.

The site area is a "bay front" property and has an existing "beach" area and a dock. The present development has been established since 1952, and is not in compliance with current regulations. The redevelopment of this site requires a Storm Water Management Plan. The code required the control of run-off and will greatly improve the near shore water quality.



The existing development pre-dates the requirement for open space and buffers. The new development will become compliant with the installation of a Highway Frontage Bufferyard, and District Boundary Bufferyards.

The redevelopment is required to have the best available Waste Treatment system. The upgrade and/or preparation for the installation of the Central Waste System to be provided by Monroe County will provide for a decrease and elimination of any possible pollutants or effluents.

Daily potable water demands shall be very limited by the use of low volume plumbing fixtures, not currently in use on the site. The installation of the fixtures is economically advisable, as well as environmentally wise. The fixture count for all existing plumbing shall be required by the Florida Keys Aqueduct Authority. A comparison and impact evaluation of the new proposed Bathhouse and existing Residence fixtures shall be made to determine any differences. The campsite/RV sites by use reflect a very low consumption of water.

A positive impact to the environment and to adjoining wildlife shall be achieved by the referenced measures.



## **Winterling Campground Traffic Information**

Monroe County has recognized this site as developed in a Letter of Understanding dated October 27, 2006, with 10 existing campsites and a single residential dwelling. Our application an Amendment to a Conditional Use is requesting the addition of (five) new camping/recreational vehicle sites. This is the only aspect of our development which will generate "new" trips; all other trip generation is reflected by the existing conditions and level of service for this section of Overseas Highway / U.S. Highway One / State Highway Five.

The Institute of Traffic Engineers Trip Generation has a specific category for this type of trip generation under Recreational Uses 416, Campground/Recreational Vehicle Park (site) of .37 trips at P.M. peak hours. We are proposing a total of 5 new sites which equates to 1.85 additional trip during peak hours. The total trips for the site is less than 25 trips per day, and does not approach any thresholds.

We believe that no Traffic Study is warranted, and request that none be required. Please refer to attached ITE traffic generation sheets.

## TRIP GENERATION RATES

ITE Code	LAND USE (UNIT)	Avg. Daily	No. of Studies	P.M. Pk Hr	No. of Studies
<b>RESIDENTIAL USES</b>					
210	Single Family Detached (unit)	9.57	350	1.01	302
220	Apartment (unit)	6.72	86	0.62	90
221	Low-Rise Apartment (occ. unit)	6.59	22	0.58	27
222	High-Rise Apartment (unit)	4.20	9	0.35	17
223	Mid-Rise Apartment (unit)			0.39	7
224	Rental Townhouse (unit)			0.72	1
230	Residential Condominium/Townhouse (unit)	5.86	54	0.52	62
231	Low-Rise Residential Condo/Townhouse (unit)			0.78	5
232	High-Rise Residential Condo/Townhouse (unit)	4.18	4	0.38	5
233	Luxury Condominium/Townhouse (occ. unit)			0.56	4
240	Mobile Home Park (occ. unit)	4.99	35	0.59	23
250	Retirement Community (occ. unit)			0.27	6
251	Elderly Housing – Detached (unit)	3.71	7	0.26	11
252	Elderly Housing – Attached (occ. unit)	3.48	1	0.11	7
253	Congregate Care Facility (unit)	2.02	2	0.17	3
253	Congregate Care Facility (occ. unit)	2.15	2	0.17	2
254	Assisted Living (occ. beds)	2.74	15	0.22	7
255	Continuing Care Retirement Community (occ. units)	2.81	5	0.29	9
260	Recreational Homes (units)	3.16	2	0.26	2
260	Recreational Homes (acres)	1.33	2	0.11	2
270	Residential Planned Unit Development (unit)	7.50	13	0.62	18
270	Residential Planned Unit Development (acres)	46.78	4	4.05	4
310	Hotel (room)	8.17	10	0.59	25
310	Hotel (occ. room)	8.92	4	0.70	20
311	All Suites Hotel (room)	4.90	3	0.40	5
311	All Suites Hotel (occ. room)	6.24	3	0.55	4
312	Business Hotel (occ. room)	7.27	1	0.62	3
320	Motel (room)	5.63	10	0.47	25
320	Motel (occ. room)	9.11	15	0.58	22
330	Resort Hotel (room)			0.42	10
330	Resort Hotel (occ. room)			0.49	10

## OFFICE USES

710	General Office Building (1,000 sf)	11.01	78	1.49	235
714	Corporate HQ Building (1,000 sf)	7.98	8	1.40	21
715	Single Tenant Office Building (1,000 sf)	11.57	14	1.73	42
720	Medical/Dental Office Building (1,000 sf)	36.13	10	3.72	41
750	Office Park (1,000 sf)	11.42	12	1.50	31
760	Research and Development Center (1,000 sf)	8.11	28	1.08	34
760	Research and Development Center (acres)	79.61	25	15.44	26
770	Business Park (1,000 sf)	12.76	15	1.29	20
770	Business Park (acres)	149.79	12	16.84	12

## COMMERCIAL USES

812	Bldg Material & Lumber Store (1,000 sf)	45.16	4	4.49	6
813	Free-Standing Discount Superstore (1,000 sf)	49.21	10	3.87	10
814	Specialty Retail Center (1,000 sf GLA)	44.32	4	2.71	5
815	Free-Standing Discount Store (1,000 sf)	56.02	23	5.06	47
816	Hardware/Paint Store (1,000 sf)	51.29	3	4.84	8

817	Nursery (Garden Center) (1,000 sf)	36.08	11	3.80	12
817	Nursery (Garden Center) (acres)	96.21	11	7.92	12
818	Nursery (Wholesale) (1,000 sf)	39.00	1	5.17	6
818	Nursery (Wholesale) (acres)	19.50	1	0.45	6
820	Shopping Center (1,000 sf GLA)	42.94	302	3.75	407
823	Factory Outlet Center (1,000 sf)	26.59	11	2.29	14
848	Tire Store (1,000 sf)	24.87	5	4.12	16
848	Tire Store (service bays)			3.79	8
849	Tire Superstore (1,000 sf)	23.36	12	2.11	12
849	Tire Superstore (service bays)	30.55	12	3.17	12
850	Supermarket (1,000 sf)	102.24	4	10.45	42
851	Convenience Market (Open 24 Hours) (1,000 sf)	737.99	8	52.41	33
852	Convenience Market (Open 15-16 Hours) (1,000 sf)			34.57	5
853	Convenience Market w/Gasoline Pumps (1,000 sf)	845.60	10	60.61	53
853	Convenience Market w/Gasoline Pumps (fuel position)	542.60	10	19.22	53
854	Discount Supermarket (1,000 sf)	96.82	7	8.90	15
860	Wholesale Market (1,000 sf)	6.73	1	0.21	1
861	Discount Club (1,000 sf)	41.80	19	4.24	25
862	Home Improvement Superstore (1,000 sf)	29.80	9	2.45	11
863	Electronics Superstore (1,000 sf)	45.04	3	4.50	3
864	Toy/Children's Superstore (1,000 sf)			4.99	2
865	Baby Superstore (1,000 sf)			1.82	1
866	Pet Supply Superstore (1,000 sf)			4.96	1
867	Office Supply Superstore (1,000 sf)			3.40	2
868	Book Superstore (1,000 sf)			19.53	1
869	Discount Home Furnishing Store (1,000 sf)	47.81	1	4.01	1
870	Apparel Store (1,000 sf)	66.40	1	3.83	7
879	Arts and Crafts Store (1,000 sf)	56.55	1	6.21	2
880	Pharmacy/Drugstore w/o Drive-Thru (1,000 sf)	90.06	6	8.42	6
881	Pharmacy/Drugstore with Drive-Thru (1,000 sf)	88.16	3	8.62	12
890	Furniture Store (1,000 sf)	5.06	13	0.46	16
895	Video Arcade (1,000 sf) Not in ITE Manual 7th Ed.			10.64	1
896	Video Rental Store (1,000 sf)		6	13.60	
911	Walk-In Bank (1,000 sf)	156.48	1	33.15	1
912	Drive-In Bank (1,000 sf)	246.49	19	45.74	47
912	Drive-In Bank (drive-in lanes)	411.17	6	51.08	34
931	Quality Restaurant (1,000 sf)	89.95	15	7.49	24
931	Quality Restaurant (seat)	2.86	11	0.26	15
932	High-Turnover (Sit-Down) Restaurant (1,000 sf)	127.15	14	10.92	38
932	High-Turnover (Sit-Down) Restaurant (seat)	4.83	2	0.42	14
933	Fast Food w/o Drive Thru (1,000 sf)	716.00	1	26.15	4
933	Fast Food w/o Drive Thru (seat)	42.12	1	2.13	1
934	Fast Food w/Drive Thru (1,000 sf)	496.12	21	34.64	110
934	Fast Food w/Drive Thru (seat)	19.52	10	0.94	27
935	Fast Food w/Drive Thru & No Seats (1,000 sf)	153.85	2		
936	Drinking Place(1,000 sf)			11.34	12
941	Quick Lubrication Vehicle Shop (serv position)	40.00	1	5.19	8
942	Automobile Care Center (1,000 sf GLA)			3.38	5
942	Automobile Care Center (service stall)			2.17	1
841	New Car Sales (1,000 sf)	33.34	11	2.64	34
943	Automobile Parts and Service Center (1,000 sf)			4.46	1
944	Gasoline/Service Station (fuel position)	168.56	6	13.86	27
945	Service Station w/Conv. Market (fuel position)	162.78	11	13.38	37
945	Service Station w/Conv. Market (1,000 sf)			96.37	31
946	Serv Station w/Conv. Market & Car Wash (fuel position)	152.84	10	13.33	26

947	Self-Service Car Wash (wash stall)	108.00	1
948	Automated Car Wash (1,000 sf)		

5.54	6
14.12	1

#### INDUSTRIAL USES

760	Research and Development Center (1,000 sf)	8.11	28
770	Business Park (1,000 sf)	12.76	15
110	General Light Industrial (1,000 sf)	6.97	18
120	General Heavy Industrial (1,000 sf)	1.50	3
130	Industrial Park (1,000 sf)	6.96	49
140	Manufacturing (1,000 sf)	3.82	62
150	Warehousing (1,000 sf)	4.96	16
151	Mini-Warehouse (1,000 sf)	2.50	14
152	High-Cube Warehouse (1,000 sf)		
170	Utilities (1,000 sf)		
21	Commercial Airport (flights per day)	104.73	2
22	General Aviation Airport (based aircraft)	5.00	9
30	Truck Terminal (1,000 sf)	9.85	1
90	Park-and-Ride Lot (parking space)	4.50	4
93	Light Rail Transit Station (parking space)	2.51	2

1.08	34
1.29	20
0.98	26
0.86	42
0.74	54
0.47	26
0.26	13
0.12	3
0.49	1
5.75	2
0.52	2
0.82	1
0.63	9
1.24	1

#### RECREATIONAL USES

411	City Park (acre)	1.59	3
412	County Park (acre)	2.28	22
413	State Park (acre)	0.65	12
414	Water Slide Park (park space)	1.67	1
415	Beach Park (acre)	29.81	10
416	Campground/Recreational Vehicle Park (acre)	74.38	1
416	Campground/Recreational Vehicle Park (site)		
417	Regional Park (acre)	4.57	5
417	Regional Park (emp)		
418	National Monument (acre)	5.37	2
420	Marina (boat berth)	2.96	11
420	Marina (acres)	20.93	3
430	Golf Course (acre)	5.04	24
430	Golf Course (hole)	35.74	18
431	Miniature Golf Course (hole)		
432	Golf Driving Range (tees)	13.65	1
433	Batting Cages (cages)	2.22	3
435	Multipurpose Recreational Facility (acre)	90.38	1
437	Bowling Alley (1,000 sf)	33.33	1
437	Bowling Alley (lane)	33.33	1
440	Adult Cabaret (1,000 sf)		
441	Live Theatre (seat)		
443	Movie Theatre w/o Matinee (1,000 sf)	78.06	1
443	Movie Theatre w/o Matinee (seat)	1.76	1
444	Movie Theatre w/Matinee (1,000 sf)		
444	Movie Theatre w/Matinee (seat)		
445	Multiplex Movie Theater (1,000 sf)		
445	Multiplex Movie Theater (seats)		
452	Horse Racetrack (acre)	43.00	1
452	Horse Racetrack (seats)	0.61	2
460	Arena (acre)	33.33	1
465	Ice Rink (1,000 sf)		
465	Ice Rink (seats)	1.26	1
473	Casino/Video Lottery Establishment (1,000 sf)		

0.06	3
	1
1.30	2
0.37	2
0.20	2
0.42	1
0.19	2
0.30	5
2.74	11
0.33	1
1.25	7
5.77	1
3.54	1
3.54	1
3.67	1
0.02	1
6.16	1
0.06	1
3.80	2
0.07	2
5.22	7
0.29	11
0.06	1
2.36	1
13.43	6

480	Amusement Park (acre)	75.76	1	3.95	1
481	Zoo (acre)	114.88	1		
488	Soccer Complex (fields)	71.33	3	20.67	3
491	Tennis Courts (court)	31.04	3	3.88	3
492	Racquet Club (court)	38.70	9	3.35	8
492	Racquet Club (1,000 sf)	14.03	5	0.84	3
493	Health Club (1,000 sf)	32.93	1	4.05	3
495	Recreational Community Center (1,000 sf)	22.88	1	1.64	3

#### PUBLIC USES

501	Military Base	1.78	7	0.39	6
520	Elementary School (student)	1.29	37	0.28	32
520	Elementary School (1,000 sf)	14.49	31	3.13	32
522	Middle School Jr High School (student)	1.62	20	0.15	11
522	Middle School Jr High School (1,000 sf)	13.78	20	1.19	9
530	High School (student)	1.71	51	0.14	34
530	High School (1,000 sf)	12.89	43	0.97	22
534	Private School (K-8) (student)			0.61	5
534	Private School (K-8) (1,000 sf)				
536	Private School (K-12) (student)	2.48	2	0.17	3
536	Private School (K-12) (1,000 sf)			5.50	1
540	Junior/Community College (student)	1.54	6	0.12	5
540	Junior/Community College (1,000 sf)	27.49	4	2.54	3
550	University/College (student)	2.38	7	0.21	7
560	Church (1,000 sf)	9.11	8	0.66	11
561	Synagogue (1,000 sf)	10.64	1	1.69	1
565	Day Care Center (1,000 sf)	79.26	6	13.18	63
565	Day Care Center (student)	4.48	11	0.82	71
566	Cemetery (acre)	4.73	5	0.84	1
571	Prison (1,000 sf)			2.91	1
590	Library (1,000 sf)	54.00	9	7.09	10
591	Lodge/Fraternal Organization (members)	0.29	1	0.03	1
610	Hospital (1,000 sf)	17.57	14	1.18	7
610	Hospital (bed)	11.81	20	1.30	8
620	Nursing Home (1,000 sf)	6.10	2	0.42	2
620	Nursing Home (bed)	2.37	5	0.22	4
620	Nursing Home (occ. bed) - not in ITE Manual 7th ed.	3.24	1	0.17	11
630	Clinic (1,000 sf)	31.45	2	5.18	1
730	Government Office Building (1,000 sf)	68.93	1	11.03	1
731	State Motor Vehicles Department (1,000 sf)	166.02	8	17.09	8
732	U.S. Post Office (1,000 sf)	108.19	8	10.89	13
733	Government Office Complex (1,000 sf)	27.92	2	2.85	2

Source: excerpts from Institute of Transportation Engineers (ITE), *Trip Generation*, 7th Ed., 2003

Note: Trip rates during weekday; usually PM pk hr of adj street traffic, but occasionally PM pk hr of generator

# deHaas

Consulting & Design



RE: Redevelopment of Winterling Campground

To Whom It May Concern:

As part of the requirements for a Conditional Use, letters of coordination are required by Monroe County Planning Department procedures. We are therefore asking for a response to this correspondence.

Project: Winterling Campground owned by the Winterling family

Street Address: 31875 Overseas Highway, Big Pine Key, Florida

Legally Described as: Section 25, Township 66, Range 29, Big Pine Key, Part of Lot 4 & Bay Bottom East of and Adj. to Lot 4

Real Estate Number: RE 00110730-000000 Alt. Key 1131156

We are proposing to redevelop the campsite with 15 RV spaces, remodeling of existing Residence and Pool, the addition of a Bathhouse and Pool. We will be placing fill with the appropriate Storm Water Management Plan and control of Storm Water run-off. Mangroves have overgrown the man made cannal and boat basin, but we are not making application for trimming as part of this approval process.

The site has minimum vegetation and is not a hammock. The property has been and will be continued to be fenced off from neighboring properties.

Attached please find a Site Plan.

Thank you for your attention to this matter.

David deHaas  
for  
the Winterling family

Residential • Commercial • Land Use Interpretation • Total Permitting

88975 Overseas Highway • Tavernier, FL 33070 • 305.852.9851 fax: 305.852.4138



**BOARD OF COUNTY COMMISSIONERS**

Mayor Mario Di Gennaro, District 4  
Mayor Pro Tem Dixie M. Spehar, District 1  
George Neugent, District 2  
Charles "Sonny" McCoy, District 3  
Sylvia J. Murphy, District 5

OFFICE of  
the FIRE MARSHAL  
490 63<sup>rd</sup> Street  
Marathon, FL 33050  
PHONE: (305) 289-6010  
FAX: (305) 289-6013



David deHaas  
88975 Overseas Highway  
Tavernier, FL 33070

February 16, 2009

RE: Letter of Coordination

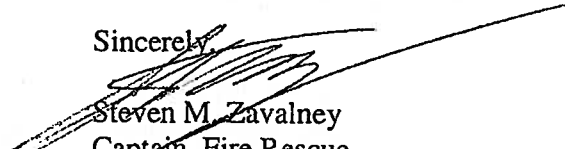
Dear Mr. deHaas,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent for the project owner at the Winterling Campground project to be located at Big Pine Key.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (2007), The Florida Building Code(2007), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on the fire stop system.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. Campgrounds/RV parks shall be subject to the provisions of NFPA 1194 and Florida Statute 633 sections that regulate such. Spacing between sites, etc shall be subject to the above codes and statutes.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review for issuance of a building permit. The Monroe County Fire Rescue Department provides fire suppression service to the proposed project location.

Sincerely,

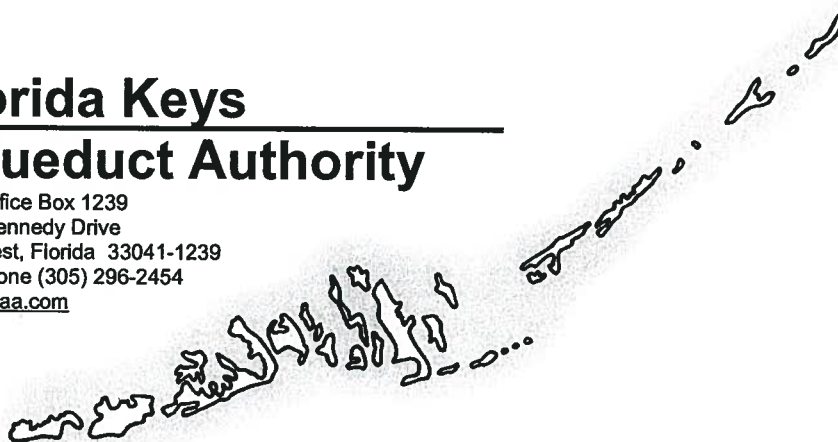
  
Steven M. Zavalney  
Captain, Fire Rescue





# Florida Keys Aqueduct Authority

Post Office Box 1239  
1100 Kennedy Drive  
Key West, Florida 33041-1239  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



David C. Ritz  
Chairman  
Key Largo

Elena Z. Herrera  
Vice-Chairman  
Rockland Key

Rose M. Dell  
Secretary/Treasurer  
Big Pine Key

J. Robert Dean  
Key West

Antoinette M. Appell  
Marathon

James C. Reynolds  
Executive Director

March 20, 2009

David deHass  
deHass Consulting and Design  
88975 Overseas Highway  
Tavernier, FL 33070

RE: FCAA Location # 005838, RE #00110730-000000  
Proposed Winterling Campsite Redevelopment

Dear Mr. deHas:

This letter will serve as proof of preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

The site has a 2" water main located in an easement from Warner Road. The existing meter is a 5/8" meter and may not be adequate to supply the proposed complex. A watermain extension may be required, however a determination cannot be made until a complete set of Civil and Architectural plans are reviewed.

Should you have any questions or require any further information please feel free to ask.

Sincerely Yours,

**FLORIDA KEYS AQUEDUCT AUTHORITY**

Edgar F. Nicolle, Jr.  
Distribution Design Manager

EFN/cma

c: Irma Boveda, Customer Service Manager Tavernier



**Monroe County Land Authority  
1200 Truman Ave. Suite 207  
Key West, Lf. 33040**

**State Office of Public Lands  
c/o DNR Douglas Bldg.  
Tallahassee, Fl. 34399-3000**

**TIITF c/c DEP  
3900Commonwealth Blvd.  
Tallahassee, Fl. 32399-3000**

**Oleva & James Young Sr.  
P.O. Box 631  
Big Pine Key, Fl. 33043**

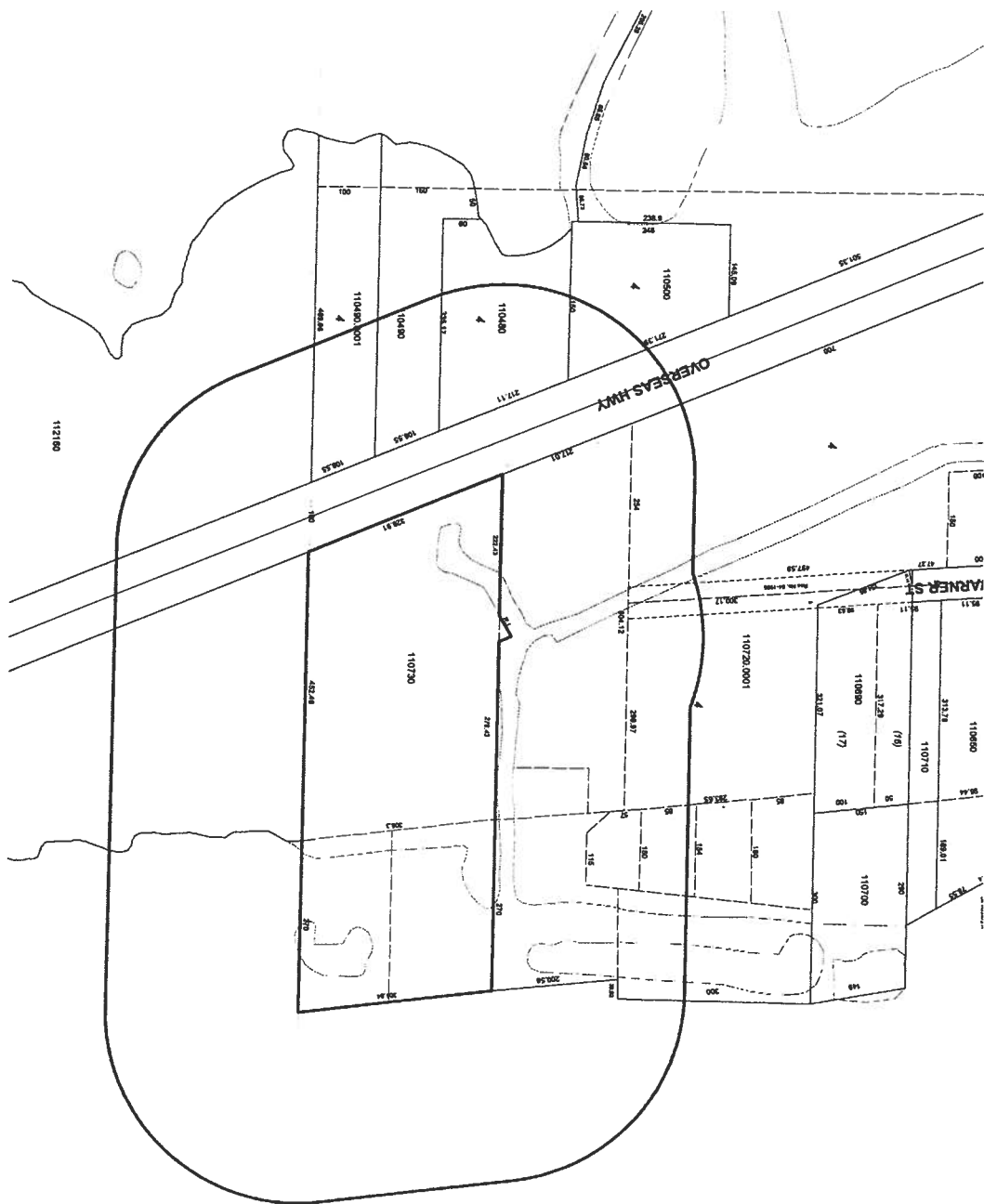
**United States of America  
Washington, DC 20240**

29046

## Monroe County Property Appraiser - Radius Report

AK:	1131156	Parcel ID:	00110730-000000	Physical Location:	31875 OVERSEAS HWY	BIG PINE KEY
Legal Description:	25 66 29 BIG PINE KEY PT LOT 4 & BAY BOTTOM EAST O					F AND ADJ TO PT LOT 4 G62-128-12
Owners Name:	WINTERLING LEO F & WINTERLING JAMES A & WINTERLING G C & WINTERLING P J & WINTERLING M J T/C					
Address::	9626 GERST RD					PERRY HALL, MD 21128
AK:	1130915	Parcel ID:	00110500-000000	Physical Location:	BIG PINE KEY	
Legal Description:	25 66 29 BIG PINE KEY PT LOT 4 OR212-432/33 OR814-					400D/C OR1333-925/32/PET(LG) PRC
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	1200 TRUMAN AVE SUITE 207					KEY WEST, FL 33040
AK:	1130885	Parcel ID:	00110480-000000	Physical Location:	BIG PINE KEY	
Legal Description:	25 66 29 T66925-14 BIG PINE KEY PT LOT 4 OR385-17/					18 OR892-2475 OR920-139C OR1108
Owners Name:	TIITF/ST OF FL PUBLIC LANDS					
Address::	%DNR- DOUGLAS BLDG					TALLAHASSEE, FL 32399-3000
AK:	1130893	Parcel ID:	00110490-000000	Physical Location:	BIG PINE KEY	
Legal Description:	25 66 29 T66925-15 BIG PINE KEY PT LOT 4 OR212-412					-413 OR614-483-485 COUNTY JUDGE
Owners Name:	TIITF C/O DEP					
Address::	3900 COMMONWEALTH BLVD					TALLAHASSEE, FL 32399-3000
AK:	1130907	Parcel ID:	00110490-000100	Physical Location:	BIG PINE KEY	
Legal Description:	25 66 29 T66925-15.1 BIG PINE KEY PT LOT 4 OR625-3					80-381 OR2190-1220/21
Owners Name:	TIITF C/O DEP					
Address::	3900 COMMONWEALTH BLVD					TALLAHASSEE, FL 32399-3000
AK:	1131148	Parcel ID:	00110720-000100	Physical Location:	31815 WARNER ST	BIG PINE KEY
Legal Description:	25 66 29 BIG PINE KEY PT LOT 4 & ADJ BAY BOTTOM &					ADJ RD RES NO 64-1966 OR59-73/74
Owners Name:	YOUNG JAMES D SR AND OLEVA A					
Address::	PO BOX 631					BIG PINE KEY, FL 33043
AK:	1141062	Parcel ID:	00112160-000000	Physical Location:	BIG PINE KEY	
Legal Description:	36 66 29 BIG PINE KEY PT LOT 1 N-218 QQ-14 G65-241					OR84-328-329 OR166-162/163 OR53
Owners Name:	UNITED STATES OF AMERICA THE					
Address::						WASHINGTON, DC 20240

29046



29046

**Keys Engineering Services, Inc.**  
86801 Overseas Highway  
Islamorada, Florida 33036  
Daryle L. Osborn, P.E. #27428  
**Conceptual**  
**Storm Water Management Plan**  
**For**  
**Winterling Campgrounds**

**Project Description:** The redevelopment of an parcel of land , with 15 RV sites, a new bath building, together with an existing residence, swimming pool and dock.

**Project Location:** Project is located at Mile Marker 31, having the street address of 31875 Overseas Highway, Big Pine Key, Florida.

**Existing Site Conditions:**

**Vegetation:** The entire site is developed and basically scarified with a little non-native vegetation.

**Soils:** The area is loose topsoil over pervious oolite rock. The water table was encountered at 2'6" below existing grade.

**Flood Plan & Elevations:** The proposed construction is in Flood Zones "VE" and "AE". The overall site elevation is between 2.47' to 3.14' MSL.

## Storm Water Management Plan

### Site Data:

Total Site Area = 151,746 square feet

#### Impervious Areas

Total of combined area

Camp sites, pools, bathhouse,  
And Residence

= 22,871 square feet

Percent Impervious = 15%

Percent Pervious = 85 %

### Pre / Post Development Runoff:

#### 1. Compute Predevelopment Runoff

a. Depth to Groundwater = 2.5'

b. Soils Storage (C-111-3) = 4.4 inches

c. P = 8.5 inches

$$Q = (P - .2S)^2 / (P + .8S)$$

$$P = 8.5$$

$$S = 4.4''$$

$$Q = 4.75 \text{ inches}$$

#### 2. Compute Post-development Runoff

a. Soils Storage (C-111-3) = 3.5 inches

b. P = 8.5 inches

c. Percent Pervious = 85%

$$Q = (P - .2S)^2 / (P + .8S)$$

$$P = 8.5$$

$$S = .52 \times 3.5 = 1.84$$

$$Q = 6.64 \text{ inches}$$

#### 3. Limit Post to Pre development Runoff

**Storage Required:**

$$6.64'' - 4.75'' = 1.89 \text{ inches}$$

$$1.89 \times 151,746 / 12 = 23,899 \text{ cubic feet to retain}$$

**Volume of Water to be Treated:**

The storm water runoff will be maintained on site by dry retention methods. Site will be graded to prevent runoff into near shore water and wetlands, and Stormwater shall be directed into swales as indicated on Stormwater Plan.

**Water Quality:**

The volume of water to be treated and controlled is ½ inch initial runoff:

$$0.5 \times 151,746 / 12 = 6,322 \text{ cubic feet}$$

The proposed site condition is a crushed gravel with fines and berm which filters the surface water runoff.

**25 Year Storm:**

A 25 year storm over a 24 hour period in South Florida will average 1.05 inches of rainfall per hour. The initial wash calculations used a rate of 0.94 inches per hour. The 25 year storm calculations are worst case and will govern.

$$1.05 \times 106,182 / 12 = 13,365 \text{ cubic feet}$$



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Storage Required:

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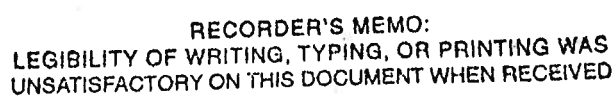
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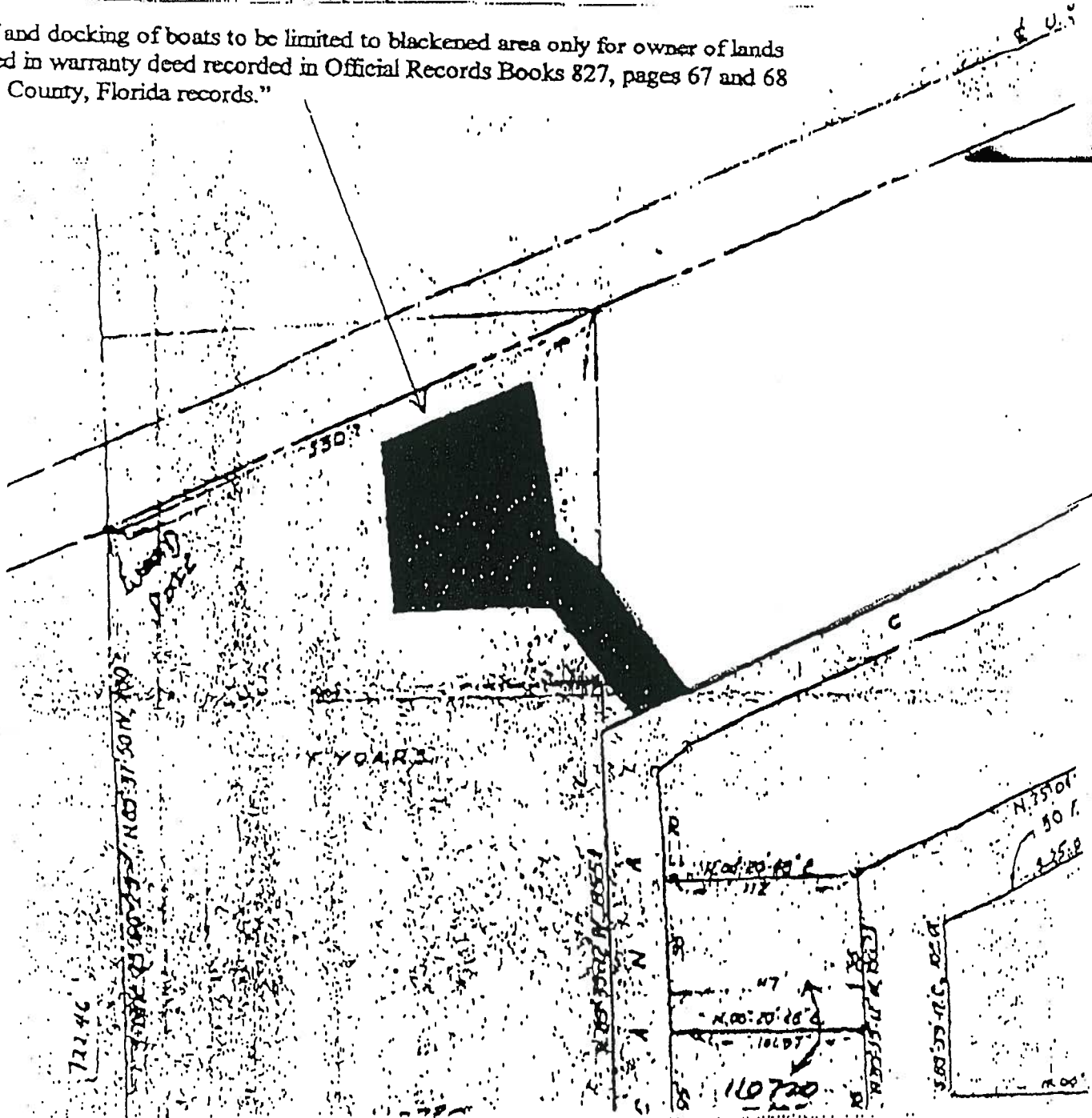
$$1.05 \times 106,182 / 12 = 13,365 \text{ cubic feet}$$

SCHEDULE A - PAGE 2 OF 4



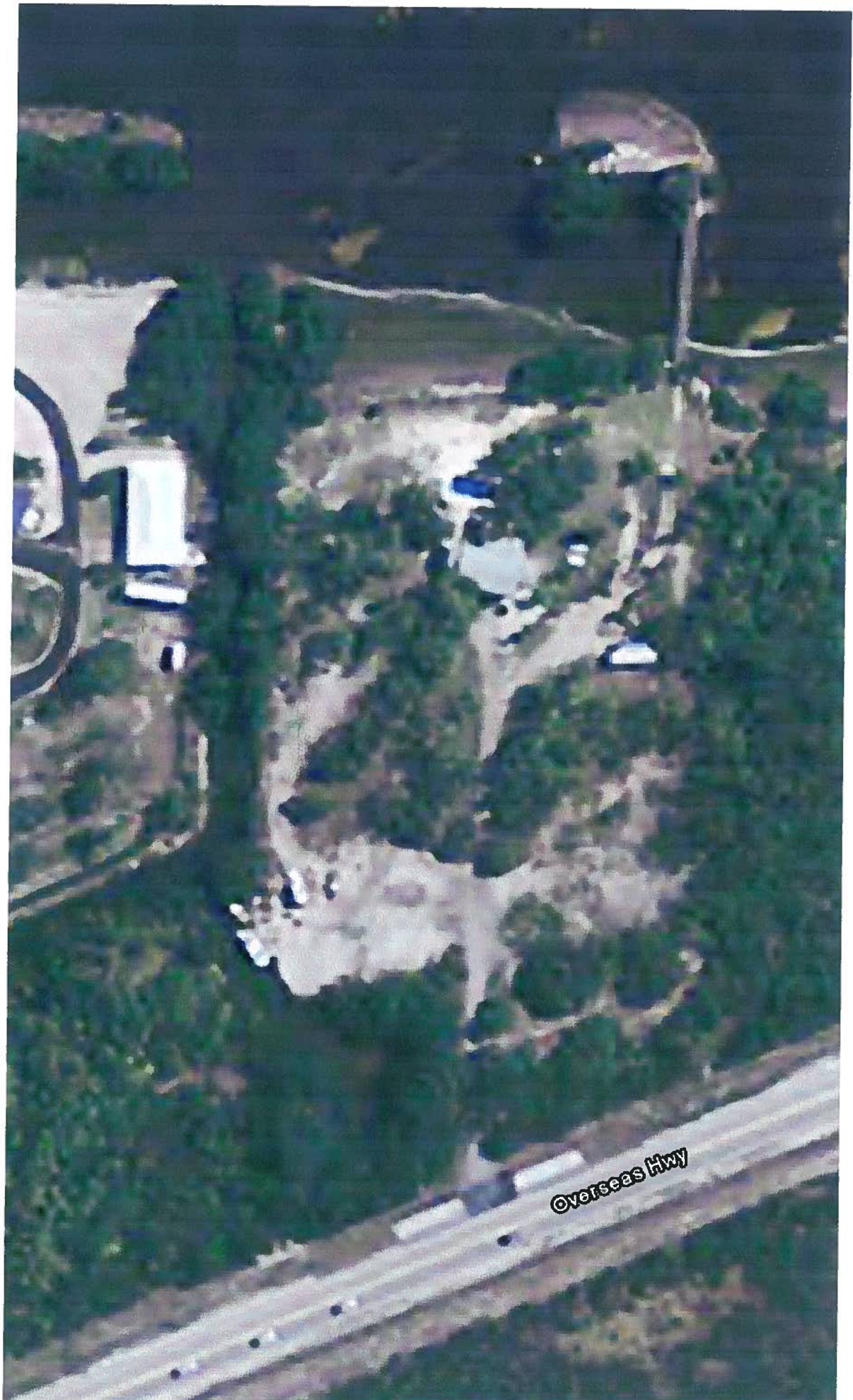
SCHEDULE A - PAGE 3 OF 4

"Docks and docking of boats to be limited to blackened area only for owner of lands described in warranty deed recorded in Official Records Books 827, pages 67 and 68 Monroe County, Florida records."



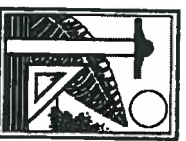
RECORDER'S MEMO:  
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS  
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED





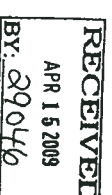
# **WINTERLING AMENDMENT TO A MAJOR CONDITIONAL USE 31875 OVERSEAS HIGHWAY BIG PINE KEY, FLORIDA PART OF GOVT LOT 4**

**PREPARED BY:**



**detlaas**  
Consulting & Design

305.852.9851 fax: 305.852.4138



[illegible]

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APR 15 2009  
BY 290446

WINTERLING <b>DRAWING INDEX</b> 210 PINE KEY, FL		ENGINEERING BY: <i>Keys</i> <b>ENGINEERING SERVICES, INC.</b> P.O. Box 1248 10001 CHANDLER HIGHWAY MIAMI GARDENS, FLORIDA 33168		 <b>detlaas</b> Consulting & Design 305-858-9831 (cell 305-858-4195)	
--	--	--	--	---	--



# PROJECT INFORMATION SHEET

## CONDITIONAL USE - SR - CAMPGROUND

OWNER:

LEO WINTERLING

RE NUMBER:

00110730-000000

LOT/BLOCK/SUBDIVISION:

PART OF GOVT LOT 4

ADDRESS:

31875 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33037

DESIGN AND PLANS BY:

DEHAAS CONSULTING AND DESIGN  
88875 OVERSEAS HIGHWAY  
TAVERNIER, FL 33070

PHONE/FAX:

PH. (305) 852-9851  
FAX (305) 852-4138

SUPERVISING ENGINEER:

DARYLE OSBORN, PE  
KEYS ENGINEERING  
88801 OVERSEAS HIGHWAY  
ISLAMORADA, FL 33036

PHONE/FAX:

PH. (305) 852-0262  
FAX (305) 852-2924

### DEVELOPMENT AREA:

161,746 SQ. FT.  
(3.48 ACRES)

PERVIOUS AREA  
IMPERVIOUS AREA

128,876 SQ. FT.  
22,871 SQ. FT.

OPEN SPACE REQUIRED  
OPEN SPACE PROVIDED

20% (30,348 SQ. FT.)  
75% (113,160 SQ. FT.)

### USE:

EXISTING USE:  
1 SINGLE FAMILY HOME  
POOL  
CAMP SITES  
ACCESSORY USES

PROPOSED USE:  
1 SINGLE FAMILY HOME  
16 RV SITES  
POOLS  
ACCESSORY USES

HABITAT TYPE:  
DISTURBED/SCARPED - DEVELOPED SITE

### BASE FLOOD ELEVATION DATA

Existing Flood Elevations =

AE +8.0' NGVD  
AE +9.0' NGVD  
VE +11.0' NGVD  
Existing Grade Elevation =  
+2.5' NGVD

Residence Finished Floor Elevation =  
Reference Survey completed by John Paul Grimes  
Dated: 11 August 2002

### FLORIDA BUILDING CODE

NOTE: THIS PROJECT TO COMPLY WITH  
THE FLORIDA BUILDING CODE 2004  
EFFECTIVE OCTOBER 1, 2005

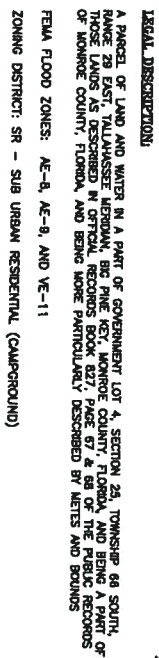
### ABBREVIATIONS (SEE ASME 14.38-1999)

ABV	ABOVE
AWG	AMERICAN WIRE GAGE
ASTY	ASSEMBLY
ASPH	ASPHALT
BOT	BOTTOM
BD	BOARD
C TO C	CENTER TO CENTER
CONT	CONTINUOUS
CL	CLOSET
D	PENNY (NAILS)
DEG	DEGREE
DET	DETAIL
EL	ELEVATION
ELEV	ELEVATOR
EOL	EQUAL
EXP	EXPANSION
FBC	FLORIDA BUILDING CODE
FT	FEET
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GYP	GYPSON
HB	HOSE BIB
IN	INCH
MAX	MAXIMUM
MDL	MIDDLE
MFR	MANUFACTURER
MHWL	MEAN HIGH WATER LINE
MIN	MINIMUM
MNTD	MOUNTED
NEG	NATIONAL ELECTRICAL CODE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PT	PRESSURE TREATED
REQD	REQUIRED
SC	SQUARE
TYP	TYPICAL
V	VOLT

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APR 15 2009

BY: 29046



## EXISTING SITE PLAN

**SCALE: 1"=60'-0"**

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APR 15 2009  
BY: 29046

[illegible]

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND AND WATER IN A PART OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 66 SOUTH, RANGE 23 EAST, TALLAHASSEE MERIDIAN, BIG PINE KEY, MONROE COUNTY, FLORIDA, AND BEING A PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 827, PAGE 67 & 68 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

**FEMA FLOOD ZONES:** AE-8, AE-9, AND VE-11

**ZONING DISTRICT:** SR - SUB URBAN RESIDENTIAL (CAMPGROUND)

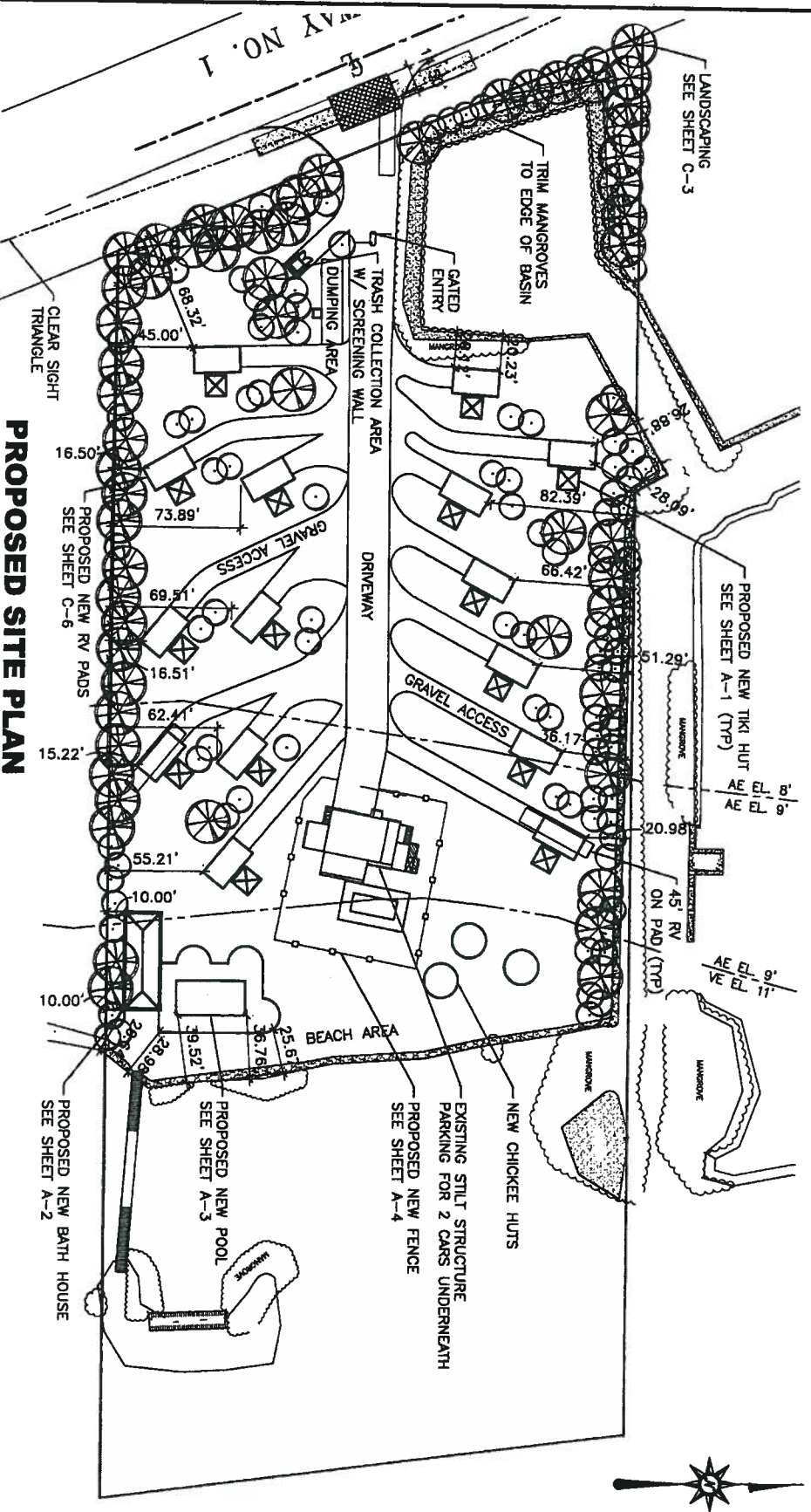
**PROPOSED SITE PLAN**  
 SCALE: 1"=60'-0"

**PROPERTY ADDRESS:**  
 5146 GORDONSBURG HIGHWAY  
 BIG PINE KEY, FL 33643

**OWNER/APPLICANT:**  
 LEO WINTERLING, ET AL.  
 8628 GERRIST RD.  
 PERRY HALL, MD 21128

**FLOOD ZONE:**  
 VE-11, AE-9, AND AE-8 AS PER  
 FEMA FLOOD MAP PANEL # 1537  
 ELEVATION DATUM N.G.V.D. 1929

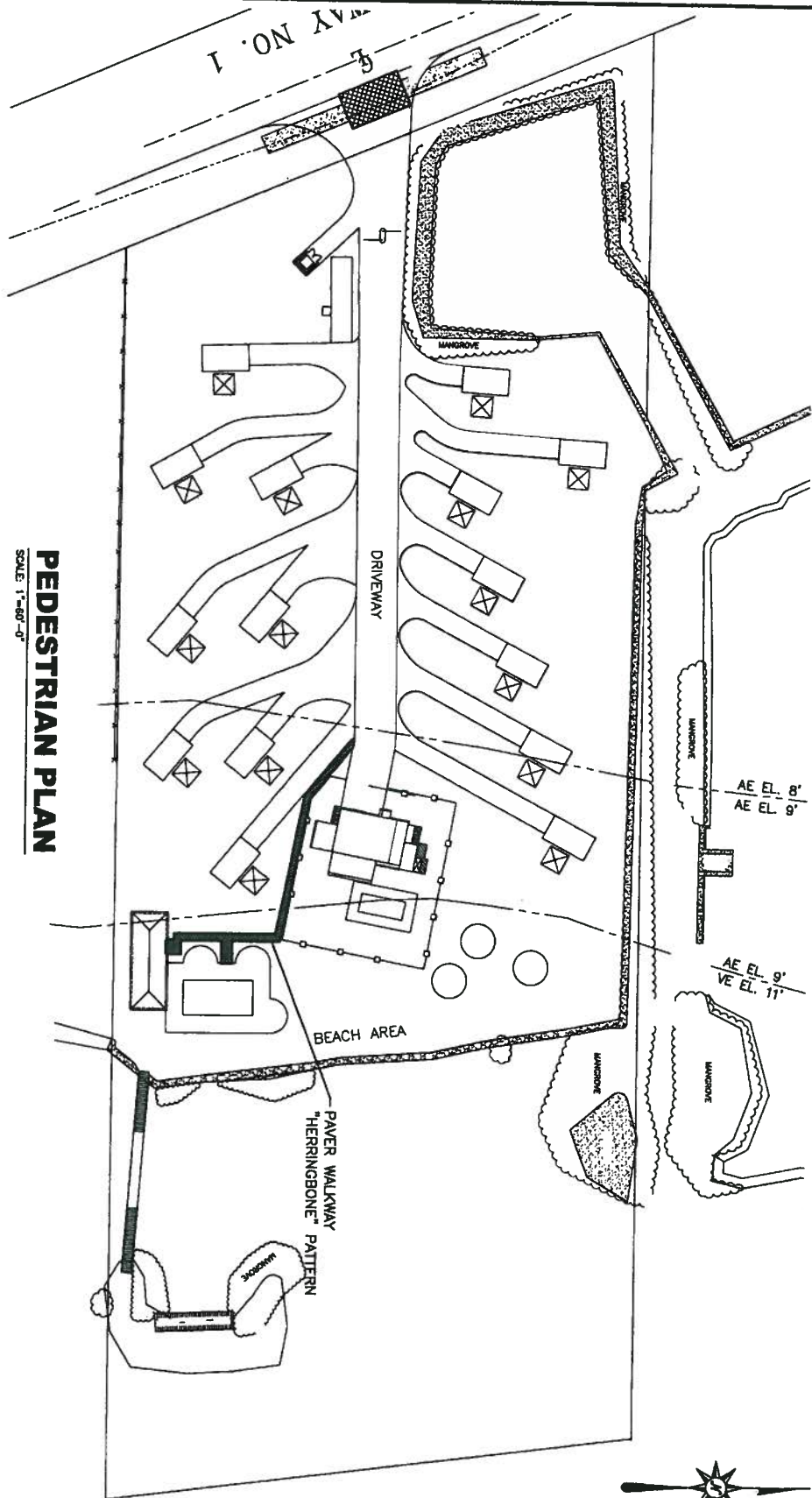
**LAND USE DISTRICT:**  
 SR - SUB URBAN RESIDENTIAL (CAMPGROUND)



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 BY: 28046







**PEDESTRIAN PLAN**

SCALE: 1"=60'-0"

RECEIVED  
APR 15 2009  
BY: 29046

**WINTERLING  
PEDESTRIAN PLAN**

810 PINE KEY, FL

ENGINEERING BY:

**Keys**

ENGINEERING SERVICES, INC.

P.O. Box 10, 2740

8801 CHICKEN HATCHWAY  
ISLAMORADA, FLORIDA 33036

**detlaas**

Consulting & Design

David detlaas Grosbeck

305.858.9801 fax: 305.858.4138

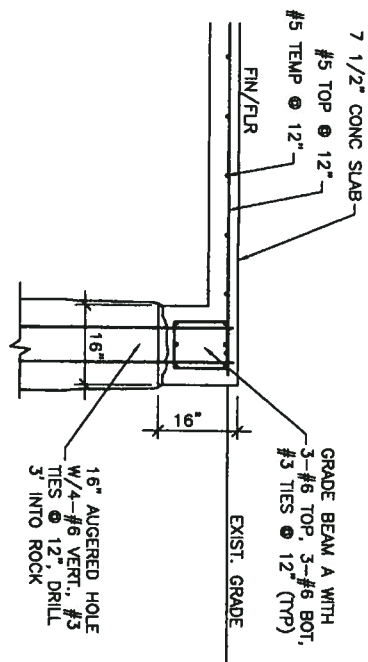
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SCALE: NTS

**CONCEPTUAL DRAINAGE PLAN**

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BY: *29046*





## TYPICAL AUGER DETAIL

SCALE: 1/2"=1'-0"

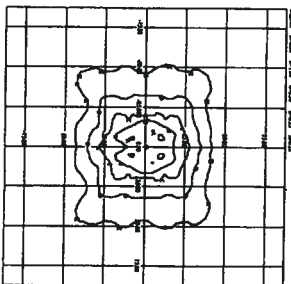
BEAM SCHEDULE			
BEAM	W X D	REINFORCING	TIES
GB-A	16" x 16"	3-#6 TOP 3-#6 BOT	#3 @ 12"
GB-B	12" x 16"	2-#5 TOP 2-#5 BOT	#3 @ 16"

## RV PAD PLAN

**SCALE: 1/4"=1'-0"**

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APR 15 2009  
BY: 29044



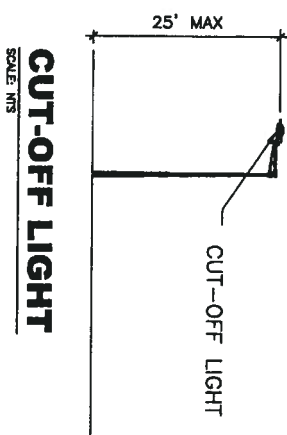
## LitePro

## **OUTDOOR LIGHTING PLAN**

SCALE: 1"=60'-0"

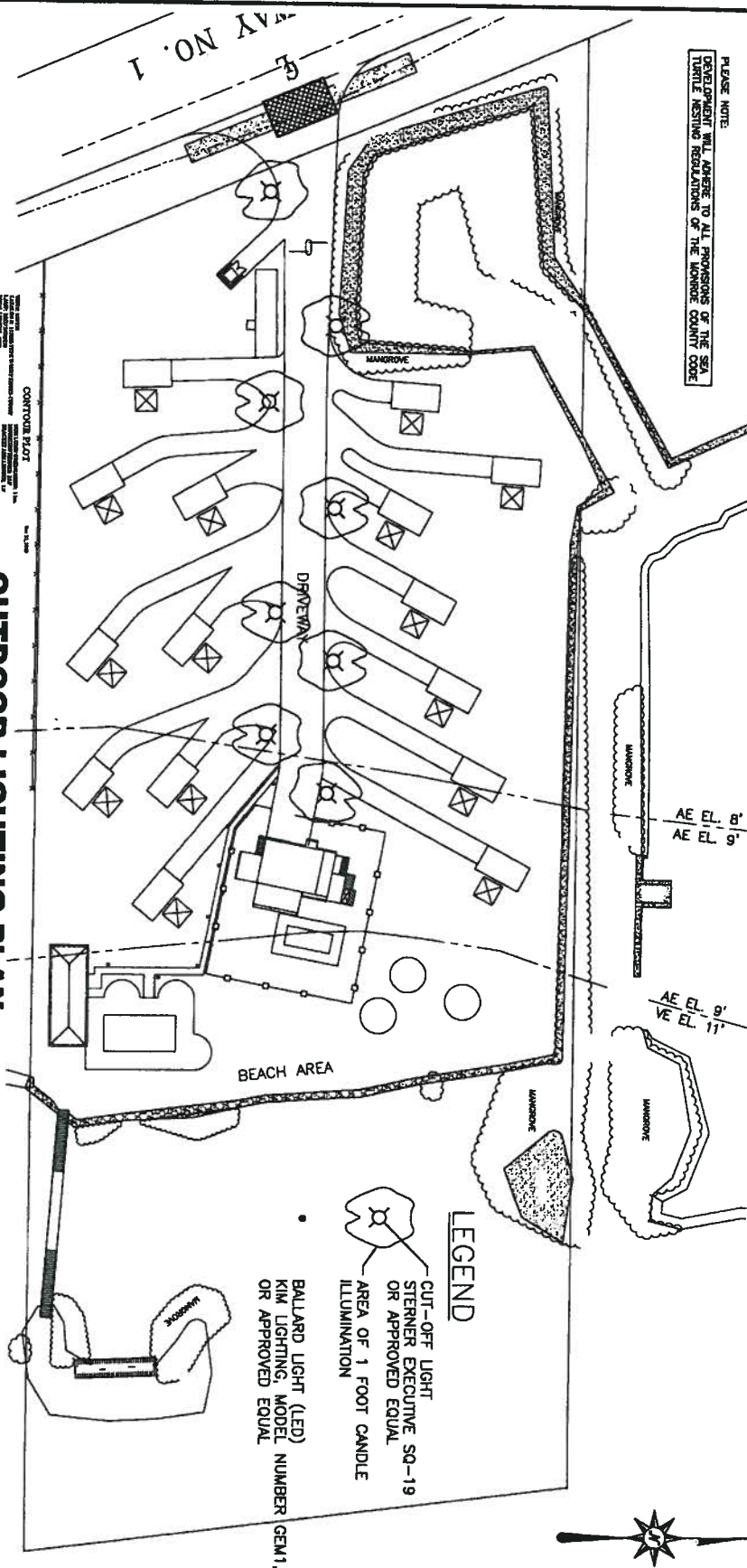
### Sec. 30-782. Requirements

- (1) Lighting shall be located and designed in a manner to prevent light trespass and glare.
- (2) Subject from property lines, all lighting shall be set back a minimum of the feet from any front, side or back property line except where attached to fences or decking facilities as regulated under this division.
- (3) Fixture height. The height of a fixture shall be considered to be the vertical distance from the top of the fixture or supports to the finished ground elevation of the lot. It is not any access (if be used) to climb the fixture above the existing grade.
- (4) Well-mounted fixtures. Well-mounted lighting fixtures shall be no taller than the associated structure.
- (5) Ground-mounted fixtures. Ground-mounted lighting fixtures, including those that are attached to a structure, shall be no taller than 25 feet in height in any residential zone, nor 12 feet in any residential.
- (6) Shielding requirements. All light fixtures, including those attached to structures, shall be shielded in such a way as to direct all light towards the earth's surface and away from reflective surfaces. Light fixtures must be placed in such a manner that no light-impeding surface is visible from any residential zone or public/private roadway, railway, and/or other public way when viewed at ground level.



## CUT-OFF LIGHT

**SCALE: NTS**



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EST

# WINTERLING OUTDOOR LIGHTING PLAN

**ENGINEERING BY:**

**Keys**  
**ENGINEERING/SERVICES, INC**  
P.E. No. FL 27428  
8801 OVERSEAS HIGHWAY  
ISLANDORA, FLORIDA 33039



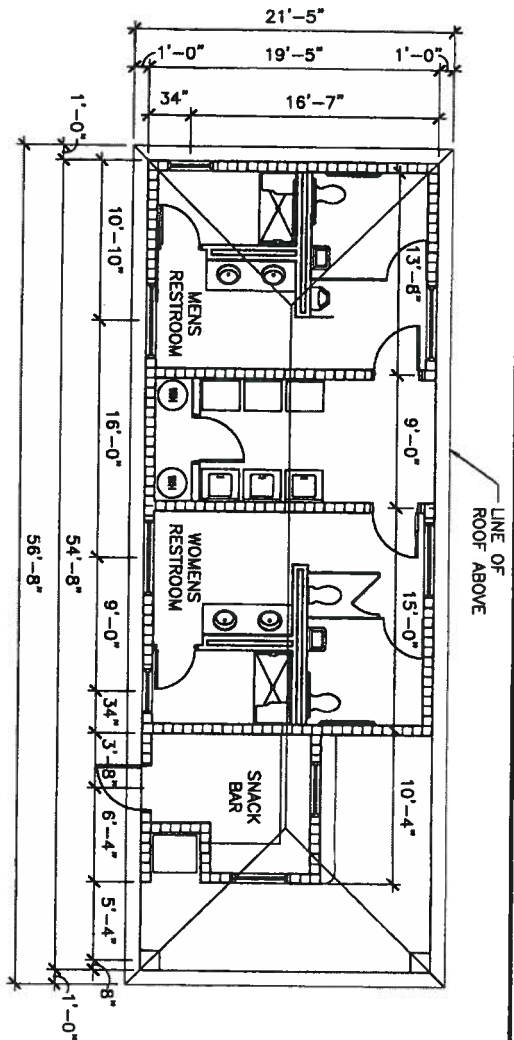
**detlaas**  
Consulting & Design

David deHaas Grosbeck  
305.852.9851 fax: 305.852.4156

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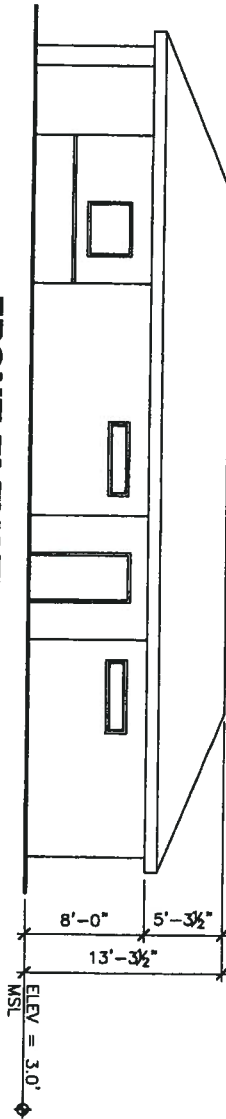


ALL DATA, RECORDS, ATTACHMENTS, & PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THIS OFFICE. NONE OF THIS INFORMATION SHALL BE USED BY, OR ENCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF EDWIN GROSSECK AND BROWN, INC. NOT SCALE GUARANTEED.	<p align="center"><b>ENGINEERING BY:</b></p> <p align="center" style="font-size: 1.5em;"><i>Keys</i></p> <p align="center"><b>ENGINEERING SERVICES, INC.</b> P.E. No. FL 17408 6801 CHATEAU HIGHWAY ISLANDIA, FLORIDA 33038</p>	 <p align="center"><b>detlaas</b> Consulting &amp; Design <b>David detlaas Grosbeck</b> 305.838.0651 fax: 305.838.4138</p>	
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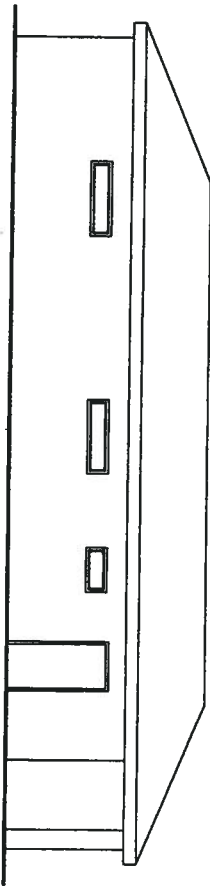
**BATH HOUSE GROUND FLOOR PLAN**

SCALE: 1/8"=1'-0"



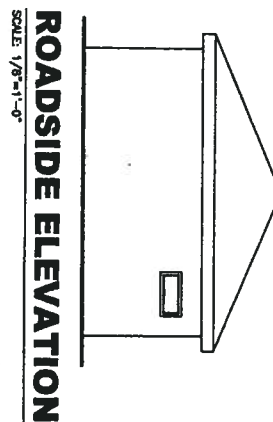
**FRONT ELEVATION**

SCALE: 1/8"=1'-0"



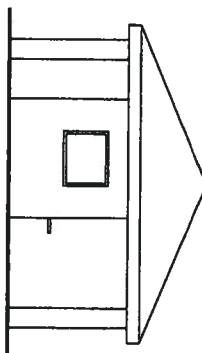
**REAR ELEVATION**

SCALE: 1/8"=1'-0"



**ROADSIDE ELEVATION**

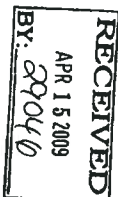
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**WATERSIDE ELEVATION**

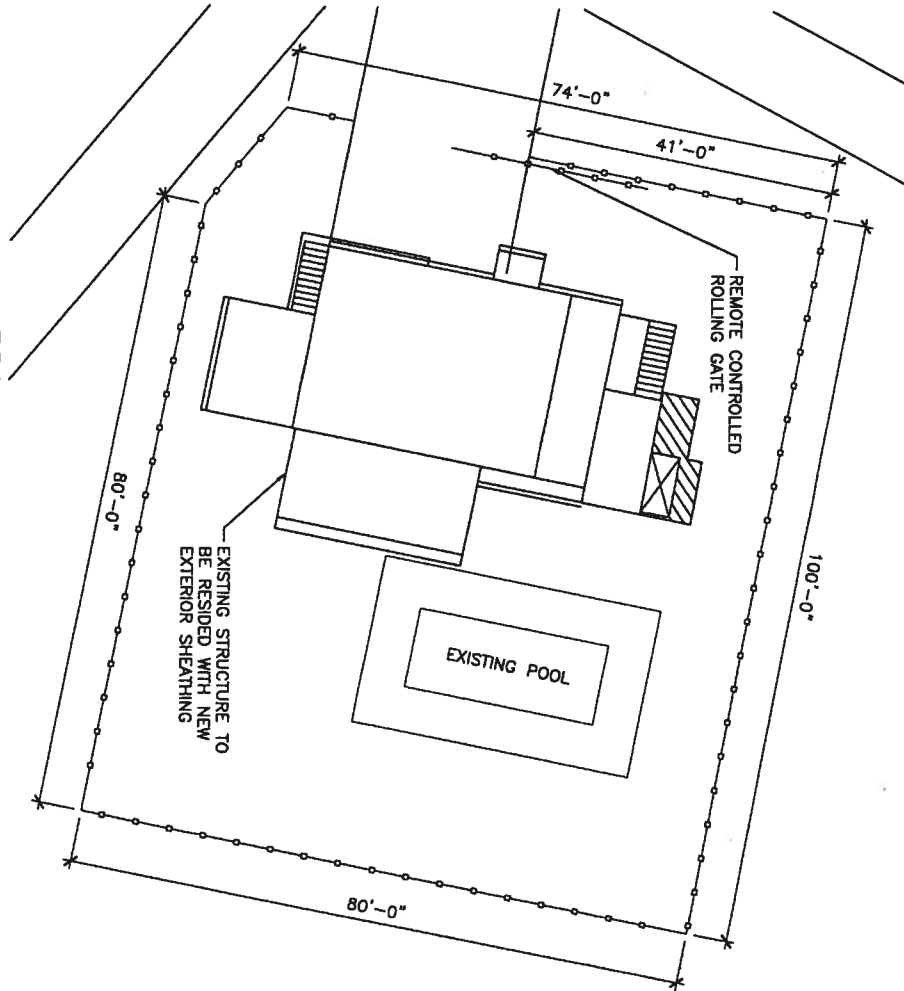
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BY: 29046

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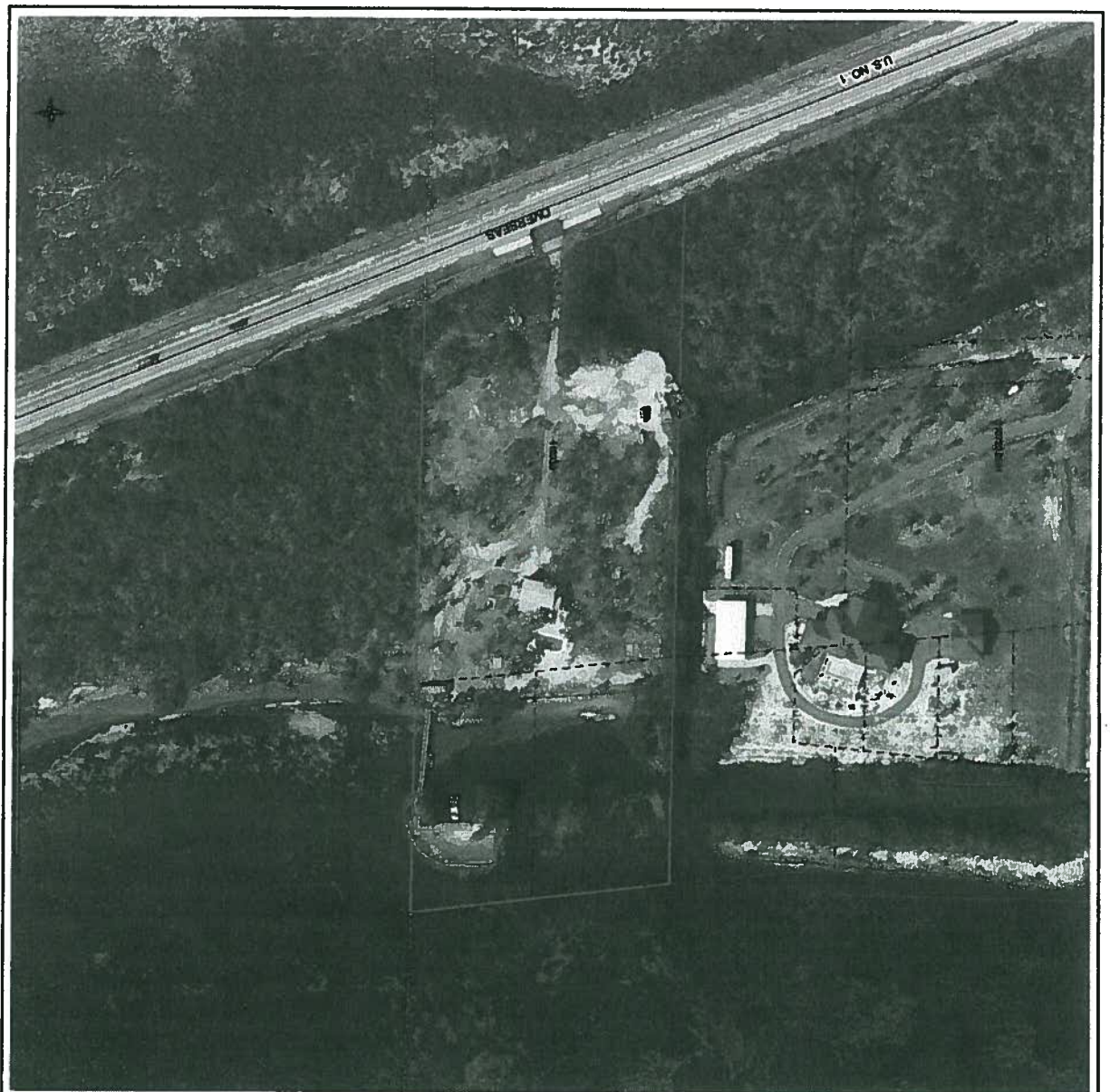
# FENCE PLAN

SCALE: 1/16"=1'-0"



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- Highlighted Feature
- Real Estate Number
- Parcel Lot Text
- Dimension Text
- Block Text
- Hook/Lot/Leads
- Lot Lines
- Essentials
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines
- 2006 Aerials

PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

Date Created: July 7, 2008 4:36 PM

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BY: 29044



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APR 19 2005  
BY: 29046